

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

1146 Walnut St

Coshocton, OH 43812

Exclusively Represented By:

Cindy Jacobs
740-408-0018
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OFFICE SPACE FOR SALE



Offering Summary

Price	\$275,000
Price / GSF	\$226.15
GSF	1,216 SF
# of Floors	1
Site Size	6,295 SF
Year Built	2002

Property Overview

Prime Commercial Opportunity in Coshocton, OH Completely updated and move-in ready, this 1,575 sq ft commercial building is located in a high-traffic area of Coshocton, offering endless potential for your business vision. Whether you're looking to launch a retail storefront, boutique office, wellness studio, or entertainment space, this property is ready to deliver. Recent updates include: New Roof (2024), Fresh Asphalt Parking Lot (2024), Exterior Paint, Modern Flooring, Trim, and Paint Throughout. Bonus Feature: Golf Simulator Space -perfect for entertainment, client experiences, or unique business offerings This sale includes the building only - no inventory - and comes with two additional parking lots, providing ample parking for customers or clients. With flexible space and top-to-bottom updates, the possibilities are endless. Let your imagination lead the way! Don't miss this exceptional investment opportunity in one of Coshocton's most visible and versatile commercial corridors.

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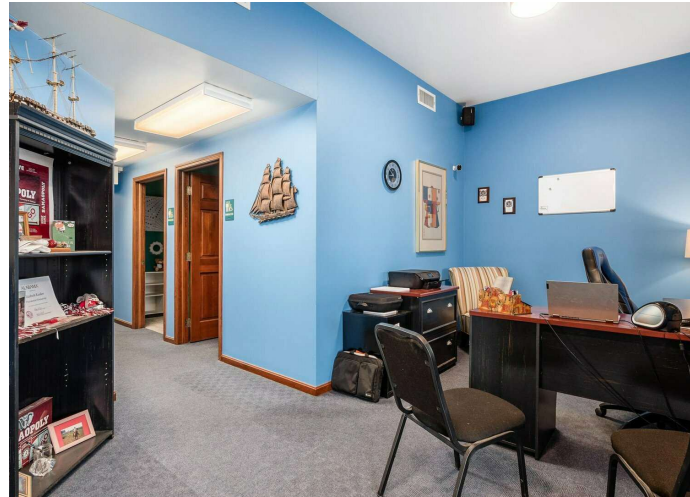
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Additional Photos



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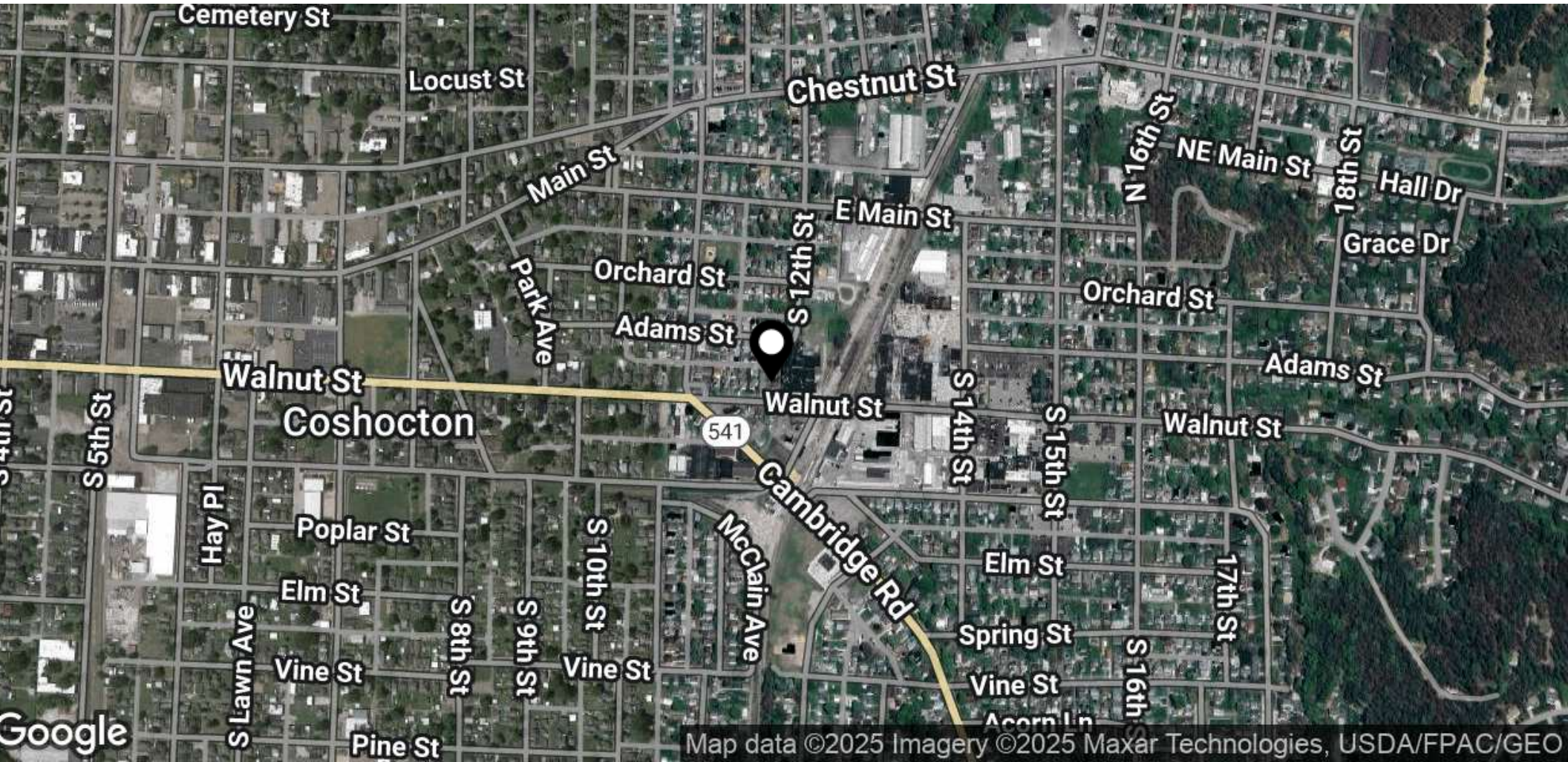
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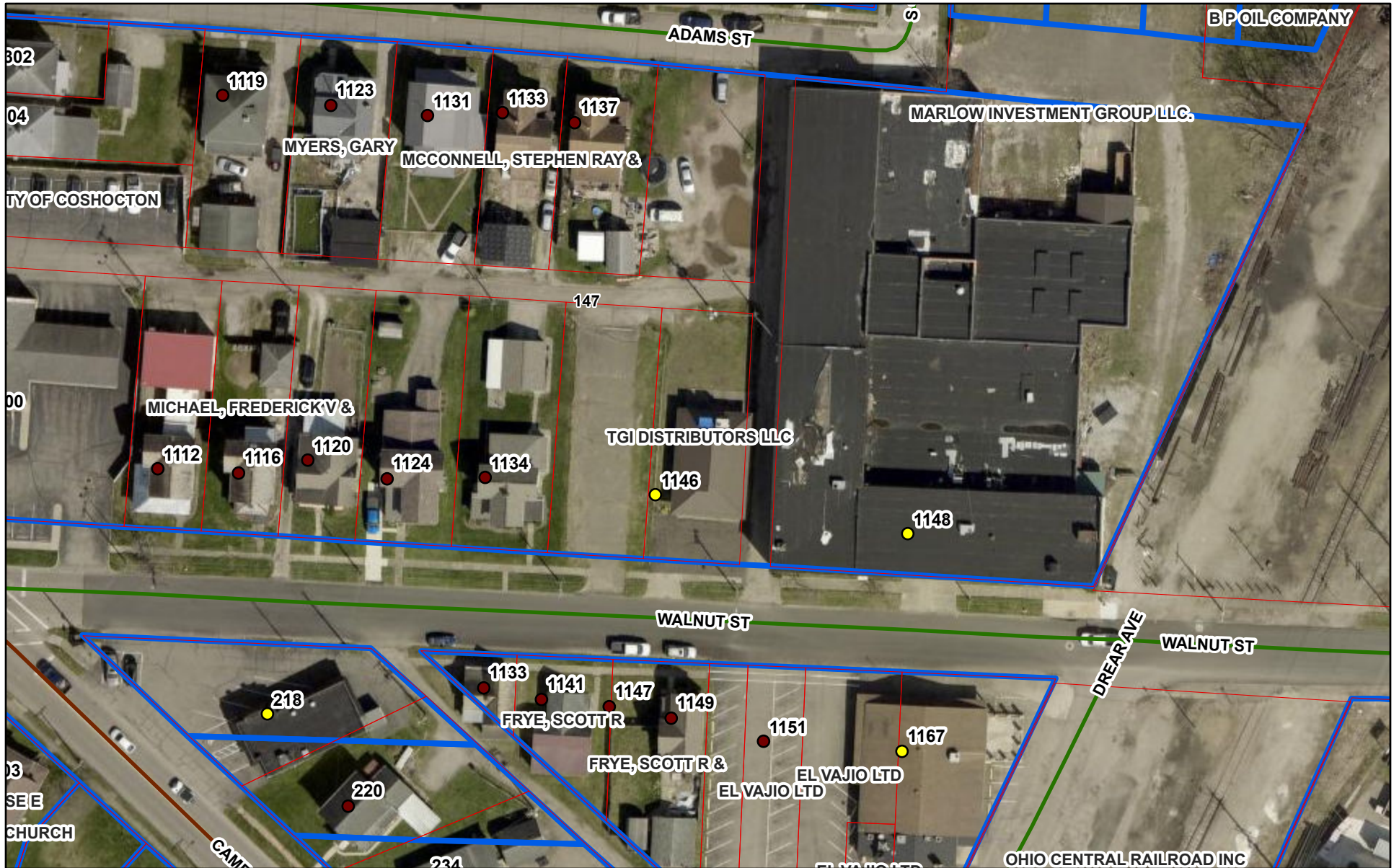
Location Map



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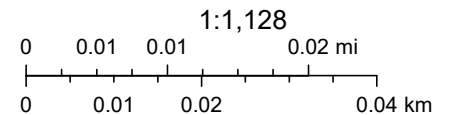
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Map of 1146 Walnut St.



5/20/2025, 3:48:16 PM

- | | | |
|--|---|--|
| Addresses | Roads | Parcels |
| ● Residence | — M - Municipal Road | Subdivisions |
| ● Other | — S - State Route | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

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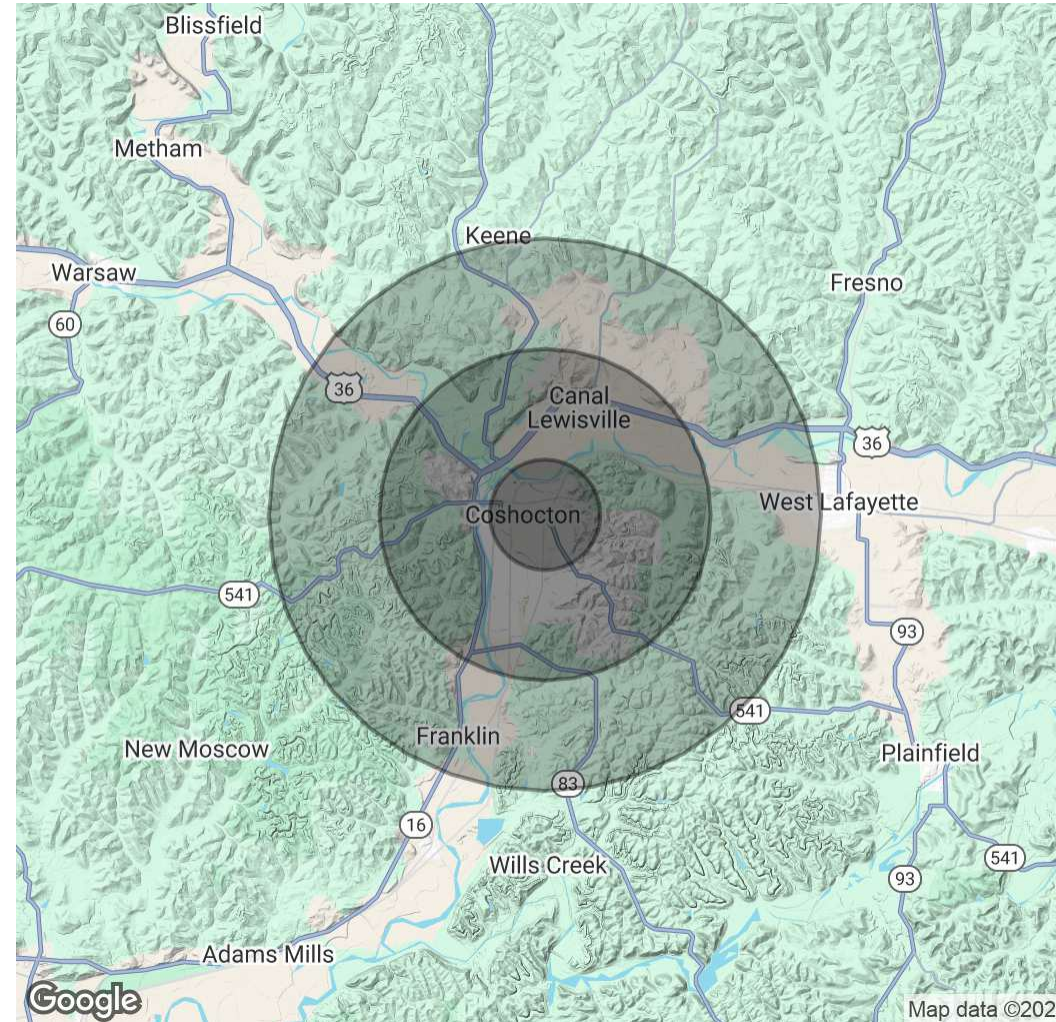
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,940	13,628	16,935
Average Age	40	43	43
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,421	5,894	7,210
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$61,361	\$65,320	\$67,429
Average House Value	\$101,748	\$122,642	\$140,587

Demographics data derived from AlphaMap



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