

\$299,000

**216
EAST MAIN**

**WELL POSITIONED
RETAIL / OFFICE**



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CONTACT US TODAY

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**Riverpointe APTS
MASSIVE NEW
Development
"518 Units"**

Downtown Batavia

**15,377 VPD
Main St 2023**



**Retail Storefront, Great Location on Main Street in Batavia's Main Commercial Corridor.
One block down from the Clermont County Courthouse
Adjacent to New Massive Riverpointe Apartments Development, "100 Million Dollar
Luxury Development, 518 luxury apartment units"**

**Retail Space on 1st Floor, Owner operates a Smoke and Vape Shop on 1st Floor
2nd Floor could be Office Space currently a Large Apartment.**

**Smoke and Vape Shop Business and Business Items also for Sale,
Contact Agent for Additional Details!!**

1st Floor could be converted into 2 separate Retail Spaces with separate entrances.

2nd Floor could be converted into Office Space has front and back separate entrances.

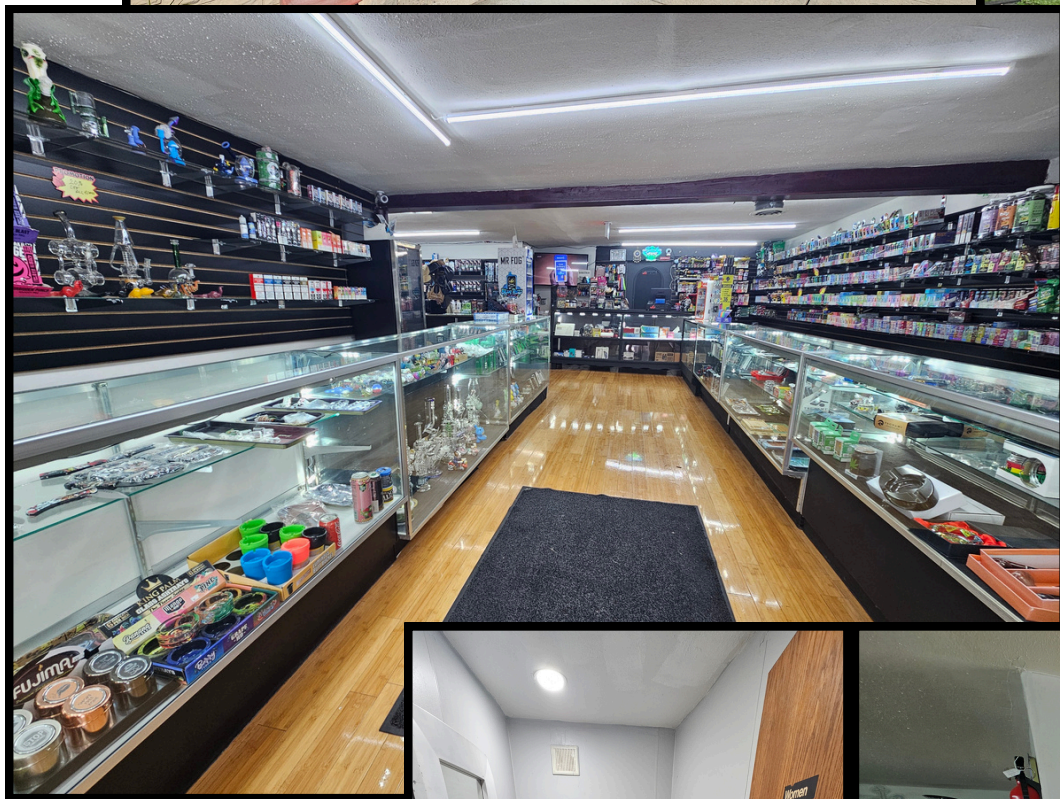
Parking Available in the Rear Lot could fit 4-5 Cars. Street Parking Available



2019; New Furnace and Hot Water Heater
2021; Updated Plumbing
2022; Brand New Roof
2023; New Flooring, Updated Electric

Building was a former Restaurant, some equipment still in place like the Hood and Dish Sinks.
Historically operated as a Local Tavern, second floor has larger rooms

Eastgate and Surrounding Areas are experiencing very rapid growth!





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The information contained herein
has been obtained from sources
we deem reliable. We have no
reason to doubt but don't
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