



OFFERING MEMORANDUM

Loose Rail Brewing Real Estate & Business

37 West Waterloo Street
Canal Winchester, OH 43110

\$825K

PRICE

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Executive Summary

37 West Waterloo Street • Canal Winchester, OH 43110

 ASKING PRICE

\$825,000

 PRICE/SF

\$203.20

 BUILDING SF

4,060

 YEAR BUILT

1907

We are pleased to present Loose Rail Brewing, a premier 2 story Bar/Restaurant /Brewery strategically positioned in the Historic Downtown District of Canal Winchester, OH along highly traveled Waterloo Street. This exceptional asset offers investors a rare opportunity to acquire a well-situated piece of real estate and a historically high performing Restaurant/Bar/Brewery in a high barrier of entry location. In 2025, an outdoor awning was installed over the poured concrete patio for a cost of over \$50,000, to provide customers the year-round ability to enjoy a beverage, a bite to eat, fresh air, and sought after ambience that most restaurants cannot provide. **The Sale price includes both the real estate as well as the business, fixtures (washer and dryer not included), refrigeration, brewing equipment, kitchen equipment, stock, inventory, merchandise, branding, and recipes.**

PROPERTY DATA

Building SqFt	4,060
Covered Patio SqFt	800 per the auditor
Occupancy	99 people
Year Built	1907
Lot Size (Acres)	0.094
Parcel ID	184-002540
Zoning	Old Town Commercial
County	Franklin
Number of Employees	12 employees
Years in business	9

Investment Highlights

Loose Rail Brewing

Is a microbrewery based in the Historic District of Canal Winchester, Ohio in what was once an 1880s power substation for the interurban railroad. Loose Rail offers quality beer, food, events, and catering. Since its inception, Loose Rail has been a high performing community staple for those seeking entertainment, good food, and quality adult beverages. The microbrewery is ready for a new owner to take the business to the next level of success, by adding onto and growing an established Southeast Columbus Brand

- **Basic Construction :** Brick
- **Foundation:** Poured Concrete
- **Framing:** Structural steel with masonry and concrete encasement
- **Roof:** Barrel Tile Roof
- **Heating/Cooling:** Forced Air/HVAC
- **Flooring:** Polished Concrete/Hardwood second Floor

Loose Rail has operated utilizing 12 employees, 10 being part-time workers and 2 being full time. The employee roles consist of 1 manager, 6 part-time bartenders, 3 kitchen staff members, 1 assistant brewer, and 1 maintenance/helper.

The sale of Loose Rail Brewing includes the following:

- The Real Estate (Building/Land)
- All assets, inventory, and stock, with the exception of the washer/dryer.
- Recipes, Merchandise, Branding, etc. are included.
- Liquor License included will need to be legally transferred at both the state and federal levels.

Asking Price	\$825,000
Price/SF	\$203.20
Building SF	4,060
Year Built	1907

Location Highlights

Loose Rail Brewing is prominently positioned along a high-traffic downtown retail corridor in historic old Canal Winchester, OH. The microbrew restaurant's location perfectly captures maximum visibility and exposure from both street traffic as well as foot traffic-- making it an easy to access destination point convenient for all patrons and guests. **Public Parking lots near Loose Rail Brewing are robust, close, and very accessible (free street parking available too).**



LOCATION

Address	37 West Waterloo Street
City	Canal Winchester
State	Ohio
Zip Code	43110
County	Franklin
APN / Parcel #	184-002540
Coordinates	39.843278,-82.807074

TRANSIT

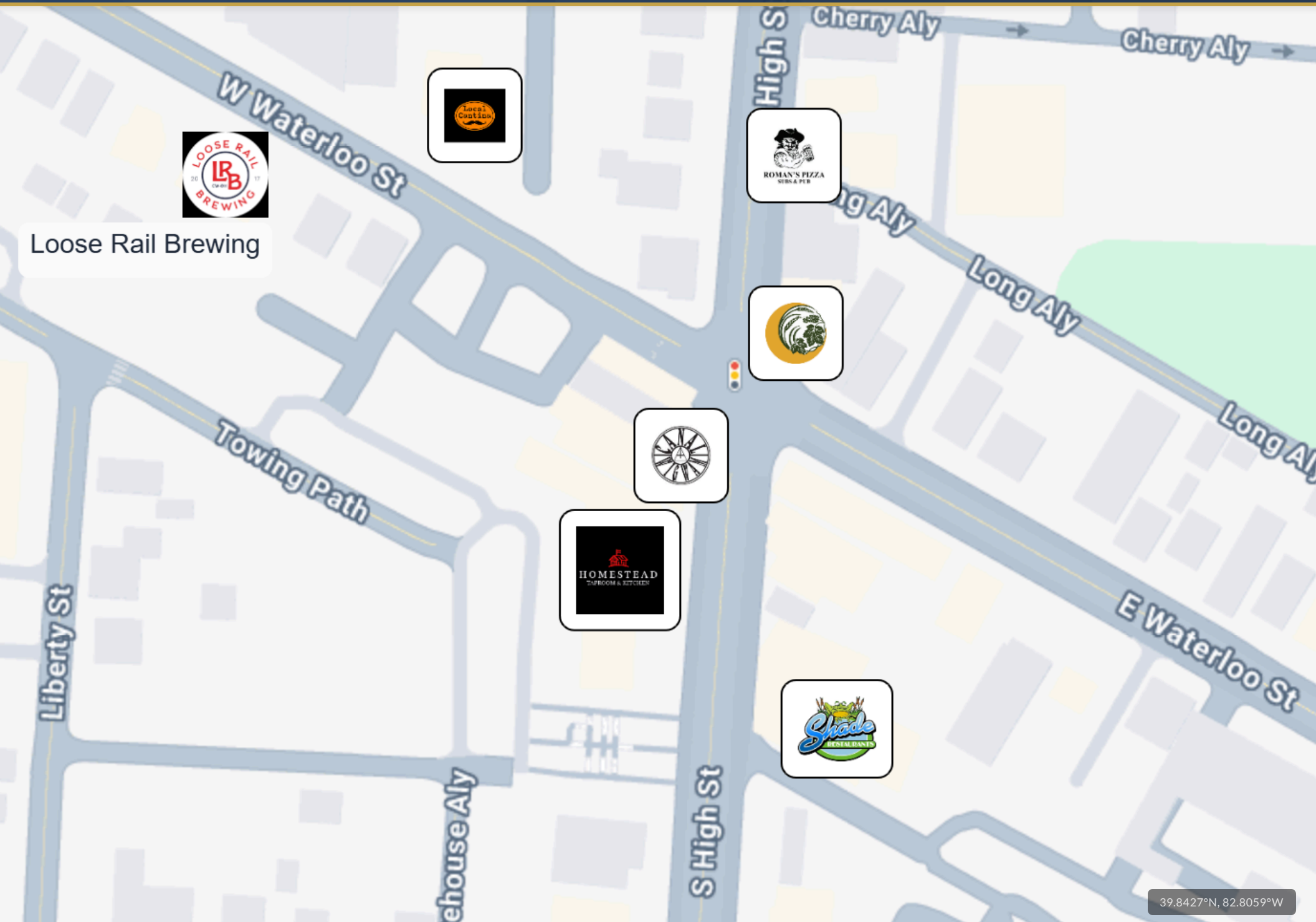
6340 Prentiss School Dr	1.3 mi
Canal Winchester Park & Ride	1.5 mi
Canal Winchester Park & Ride	1.6 mi

AIRPORTS

Rickenbacker International Airport	7.1 mi
The Ohio State University Airport	21.5 mi
Department of Transportation Heliport	14.9 mi

HIGHWAYS

Southeast Expressway	0.5 mi
Columbus-Lancaster Road Northwest	0.6 mi
Diley Road	1.3 mi
Kings Crossing	1.4 mi

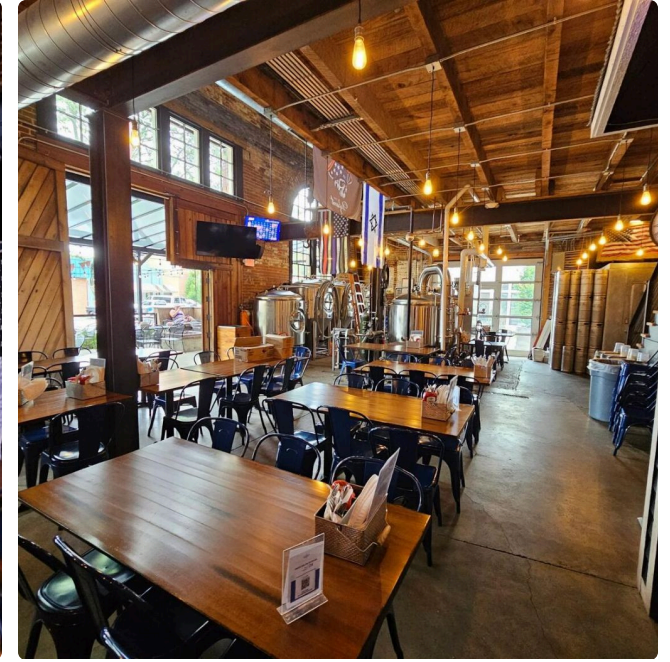


Loose Rail Brewing



39.8427°N, 82.8059°W





Market Overview



POPULATION
7,101

AREA
7.6 sq mi

ELEVATION
764 ft

COUNTY
Fairfield County

INCORPORATED
1828

STATE
Ohio

Market Overview: Canal Winchester, OH

Canal Winchester is a city in Fairfield and Franklin counties in the U.S. state of Ohio. The population was 9,107 at the 2020 census. It is a suburb in the Columbus metropolitan area.

DEMOGRAPHIC SNAPSHOT

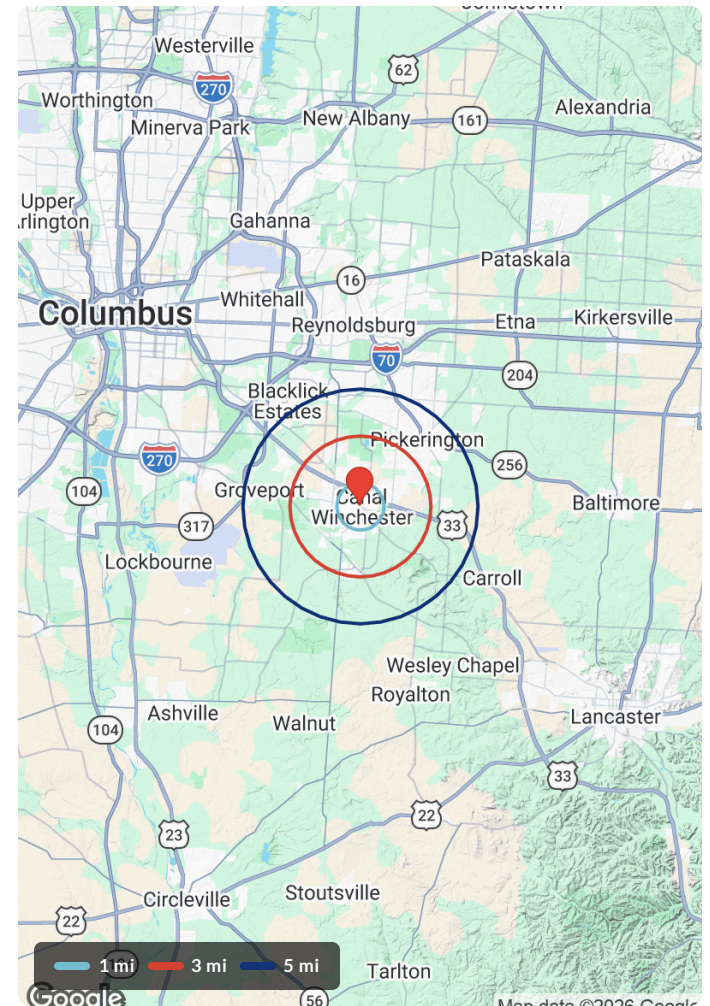
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,647	Population	34,290	Population	81,978
Median HH Income	\$128,735	Median HH Income	\$97,422	Median HH Income	\$86,768
Households	2,124	Households	12,542	Households	31,297

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,094	12,770	37,559
2010 Population	4,750	24,749	61,966
2025 Population	5,647	34,290	81,978
2030 Population	5,780	35,885	86,254
2025-2030 Growth Rate	0.47 %	0.91 %	1.02 %
2025 Daytime Population	4,505	25,823	62,452
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,185	4,756	14,035
2010 Total Households	1,827	8,947	23,341
2025 Total Households	2,124	12,542	31,297
2030 Total Households	2,182	13,261	33,255
2025 Avg. Household Size	2.57	2.7	2.6
2025 Owner Occupied Housing	1,744	8,810	20,176
2030 Owner Occupied Housing	1,821	9,139	21,103
2025 Renter Occupied Housing	380	3,732	11,121
2030 Renter Occupied Housing	361	4,123	12,152
2025 Vacant Housing	69	532	1,744
2025 Total Housing	2,193	13,074	33,041
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	117	459	1,032
\$15,000-\$24,999	83	422	1,266
\$25,000-\$34,999	91	808	1,939
\$35,000-\$49,999	104	1,086	3,270
\$50,000-\$74,999	218	2,155	5,981
\$75,000-\$99,999	186	1,459	4,015
\$100,000-\$149,999	495	2,508	6,477
\$150,000-\$199,999	389	1,621	3,620
\$200,000 or greater	441	2,023	3,697
Median HH Income	\$128,735	\$97,422	\$86,768
Average HH Income	\$150,838	\$125,756	\$112,163

\$128,735 MEDIAN HH INCOME	\$150,838 AVG HH INCOME
82.1% OWNER OCCUPIED	17.9% RENTER OCCUPIED
3.1% VACANCY RATE	0.47 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

Loose Rail Brewing - Profit & Loss Statement (2022-2025)

Category	Item	2022	2023	2024	2025	2022→2023 % Chg	2023→2024 % Chg	2024→2025 % Chg
INCOME								
	Kitchen Sales	122,736.81	27,042.94	499.20	0.00			
	Sales	260,526.80	380,642.68	544,925.05	492,168.86			
	Shipping and Delivery Income	0.00	-1,101.95	-724.15	0.00			
	Total Income	383,263.61	406,583.67	544,700.10	492,168.86	6.1%	34.0%	-9.6%
COST OF GOODS SOLD								
	Cost of Goods Sold	92,921.38	97,932.74	153,793.90	201,592.73	5.4%	57.0%	31.1%
	Freight and Shipping Costs	3,614.97	1,339.24	2,198.02	1,262.72	-63.0%	64.1%	-42.6%
	Total COGS	96,536.35	99,271.98	155,991.92	202,855.45	2.8%	57.1%	30.0%
GROSS PROFIT		286,727.26	307,311.69	388,708.18	289,313.41	7.2%	26.5%	-25.6%
EXPENSES								
	Advertising and Promotion	11,480.22	14,785.87	10,171.47	7,221.59			
	Automobile Expense	916.96	0.00	0.00	2,414.07			
	Bank Service Charges	4,850.20	4,218.85	3,018.59	162.90			
	Business Licenses and Permits	6,126.75	6,673.49	6,800.24	2,690.29			
	Charitable Contributions	6,193.00	0.00	0.00	3,387.15			
	Computer and Internet Expenses	1,761.93	5,466.99	7,224.47	11,907.42			
	Contract Labor	74,989.90	81,869.00	79,007.50	51,400.75			
	Depreciation Expense	0.00	224.69	180.41	0.00			
	Dues and Subscriptions	395.75	623.70	699.43	2,658.22			
	Employee Welfare	206.01	0.00	0.00	0.00			
	Insurance Expense	6,545.00	6,967.00	6,931.00	13,659.00			
	Interest Expense	0.00	0.00	6,527.05	1,952.10			
	Meals and Entertainment	1,083.47	6,818.03	2,493.04	89.11			
	Miscellaneous Expense	13,815.86	2,850.00	1,670.00	700.00			
	Office Supplies	1,048.29	526.96	460.25	2,539.09			
	Payroll Expenses	63,463.66	64,045.42	106,352.74	47,847.00			
	Postage and Delivery	0.00	7.94	0.00	0.00			
	Printing and Reproduction	0.00	979.13	973.68	0.00			
	Professional Fees	0.00	0.00	0.00	25.00			
	Reconciliation Discrepancies	1.10	-49.71	-13,022.82	1.81			
	Rent Expense	1,024.80	341.60	2,854.63	1,753.66			
	Repairs and Maintenance	4,503.55	3,903.45	8,724.86	9,515.18			
	Sales Tax Liability	24,617.53	23,647.62	32,520.54	0.00			
	Smallwares and Equipment	0.00	0.00	12,222.93	0.00			
	Telephone Expense	3,938.20	4,205.36	4,424.12	4,216.09			
	Travel Expense	772.51	683.20	256.20	0.00			
	TTB Excise Tax on Barrels Prod	641.74	772.88	575.76	1,470.64			
	Utilities	21,531.77	19,903.76	19,549.19	20,458.38			
	Total Expenses	249,908.20	249,465.23	300,615.28	186,069.45	-0.2%	20.5%	-38.1%
NET ORDINARY INCOME		36,819.06	57,846.46	88,092.90	103,243.96	57.1%	52.3%	17.2%
OTHER INCOME/EXPENSE								
	Interest Income	25.11	1.12	0.00	0.00	-95.5%	-100.0%	
	Ask My Accountant (Other Expense)	0.00	0.00	-2,505.48	0.00			100.0%
	Net Other Income	25.11	1.12	2,505.48	0.00	-95.5%	223603.6%	-100.0%
NET INCOME		36,844.17	57,847.58	90,598.38	103,243.96	57.0%	56.6%	14.0%

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