



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

1011 CENTRAL AVENUE

Middletown, OH 45044



For More Information:

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSCRE.COM

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com



OFFERING SUMMARY

Sale Price: \$419,000

Lot Size: 0.72 Acres

Year Built: 1947

Building Size: 8,500 SF

PROPERTY OVERVIEW

Downtown Middletown, near corner of Main St. & Central Ave. Unique three-story multi-use office/storefront with massive apartment on upper floors. Additional guest bedroom as well. First floor is a roomy storefront with sizeable commercial and office space - currently being used a music studio. Renovated, newer everything. Most appliances in apartment convey with sale. Full baths on all three floors. Storage Basement. Security system. Owner occupied. Renovations have been generous and are on feature sheet. Walking distance to commerce, theater, restaurants, coffee shop and parks. Actual address is 1011-1015 Central Avenue - with two entrances.

LOCATION OVERVIEW

Downtown Middletown, near the corner of Main Street and Central Ave

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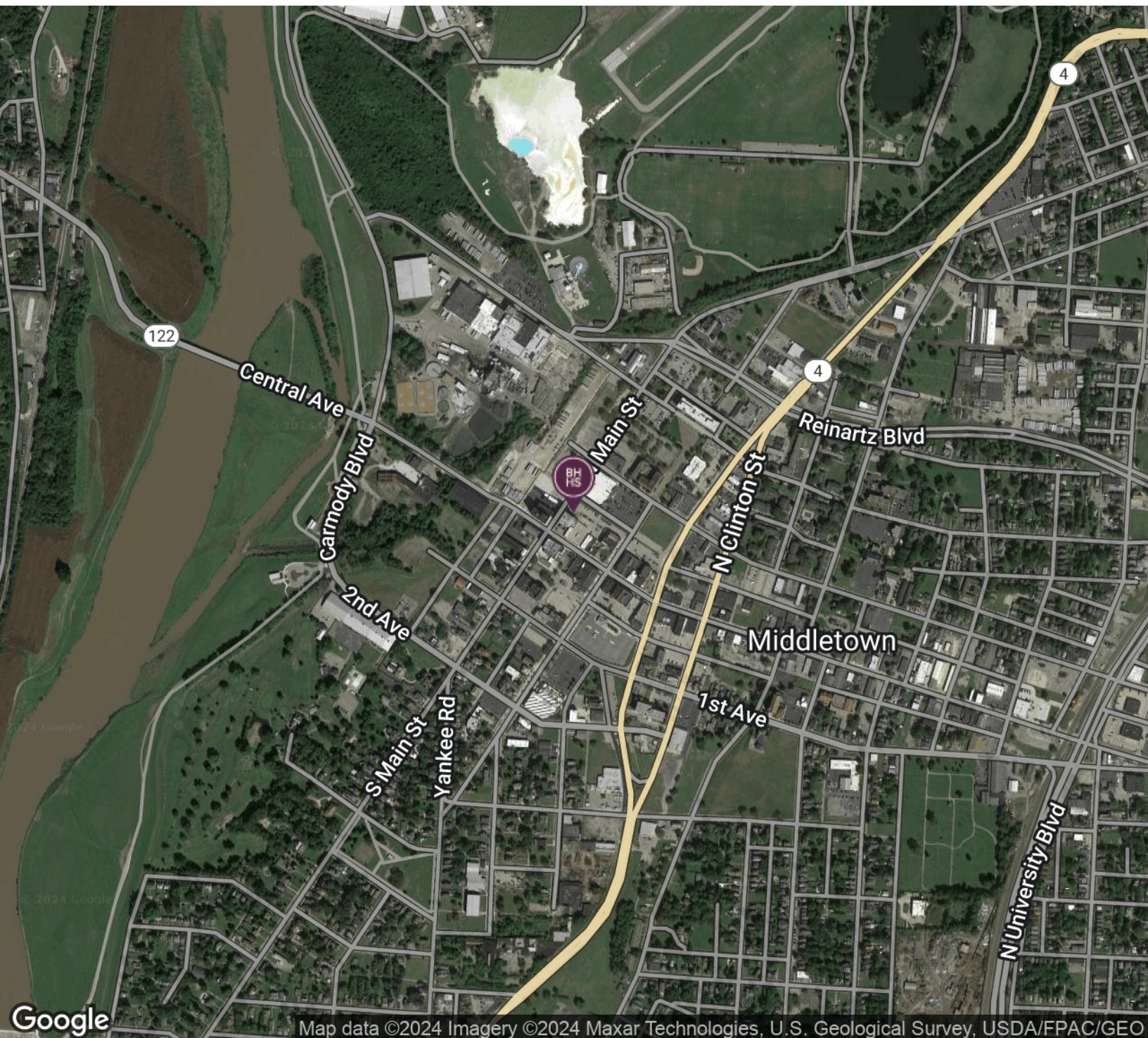
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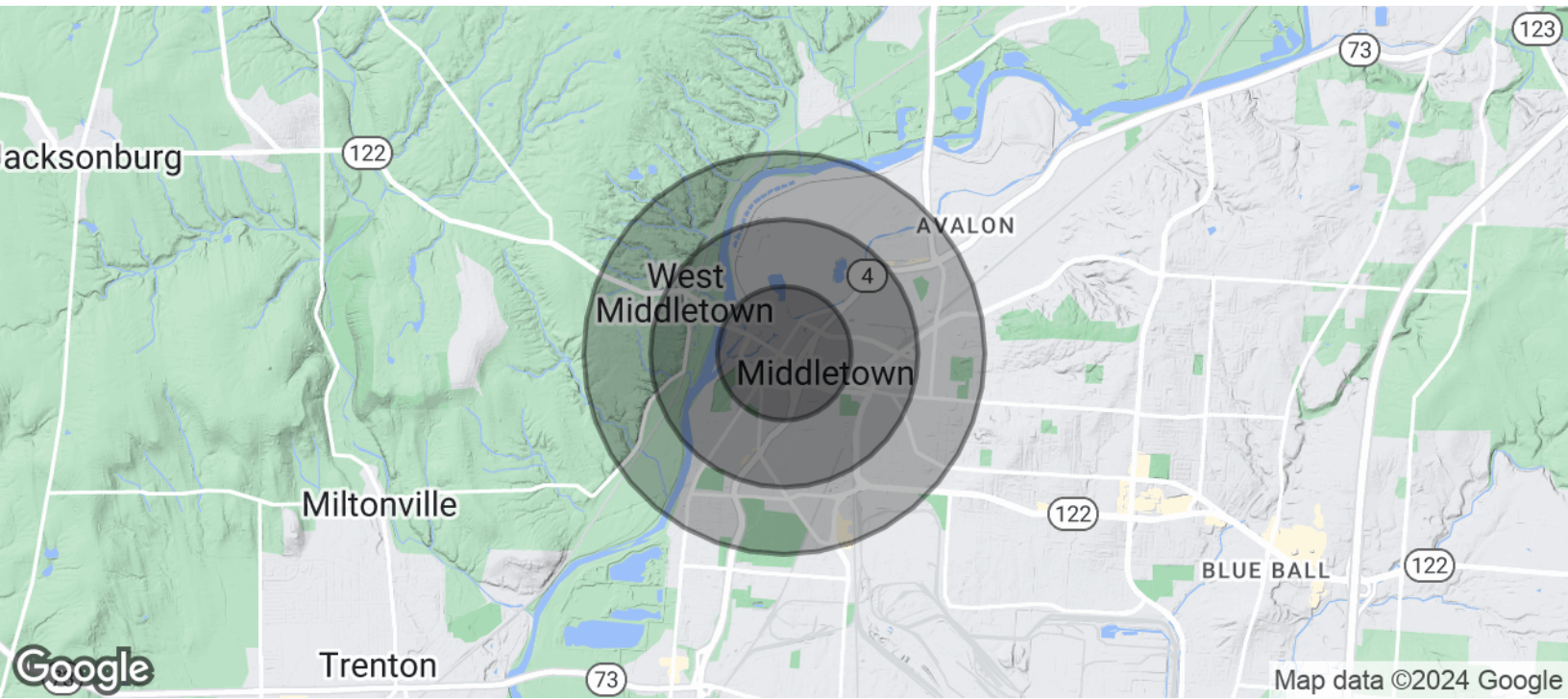
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,785	8,149	15,987
Average Age	31.4	31.7	33.2
Average Age (Male)	26.4	27.0	30.4
Average Age (Female)	36.5	36.5	36.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	978	3,935	7,462
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$29,902	\$33,009	\$38,275
Average House Value	\$66,196	\$64,931	\$75,168

2020 American Community Survey (ACS)

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