



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

46 JEFFERSON ST

Brookville, OH 45309



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: \$399,900

Lot Size: 0.18 Acres

Year Built: 1890

Building Size: 5,247 SF

PROPERTY OVERVIEW

Unique property in the heart of Brookville! First story is a auto repair shop, complete with 3 phase power, 2 drive in bays, and heating. Whether you're a seasoned mechanic looking to expand your business or an aspiring entrepreneur seeking an automotive venture, this space is primed for success. The second story is built out as residential space with 2 entrances, making it perfect for an owner to occupy or to lease out. Great opportunity for the perfect buyer! Reach out for more information.

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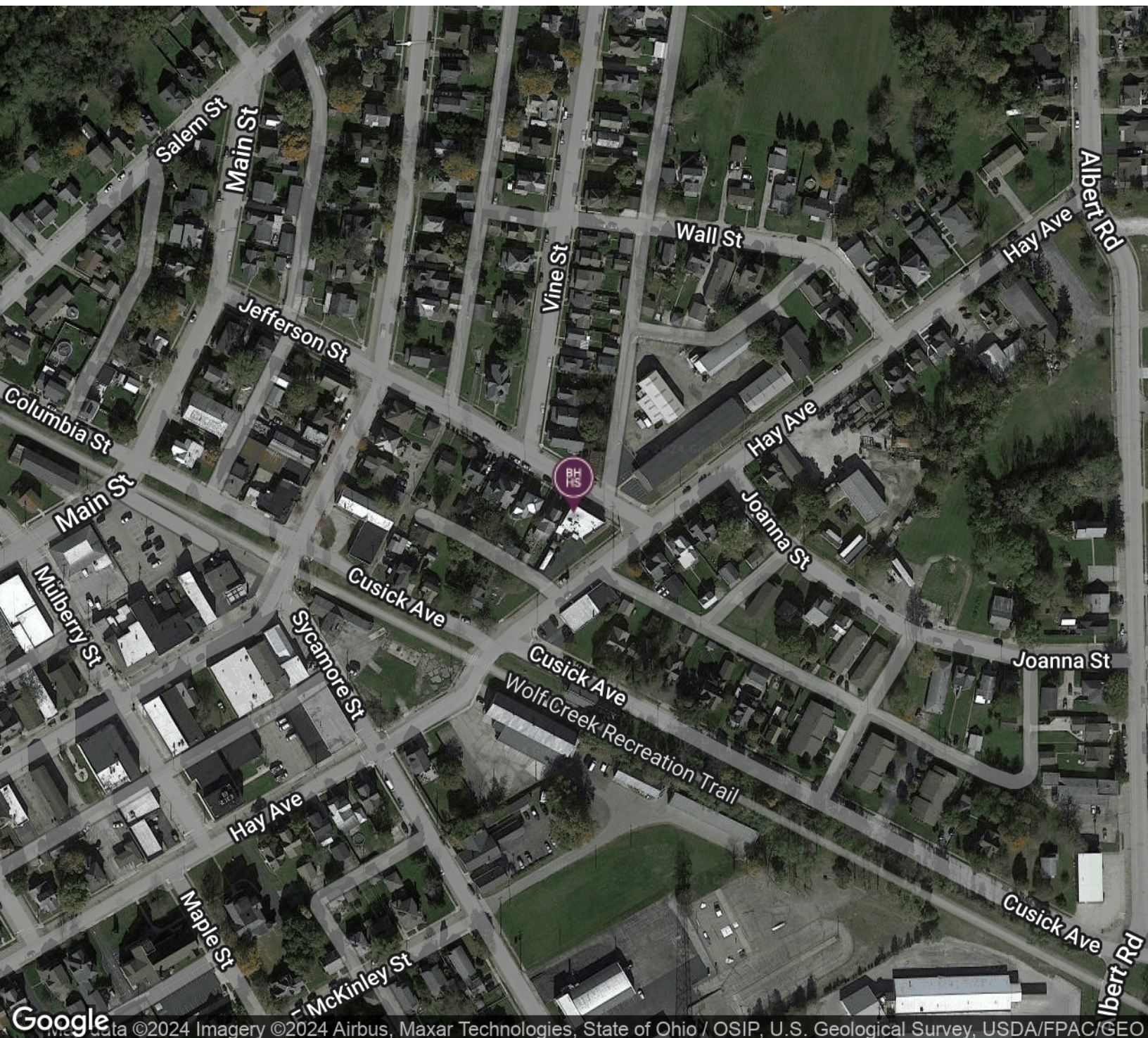
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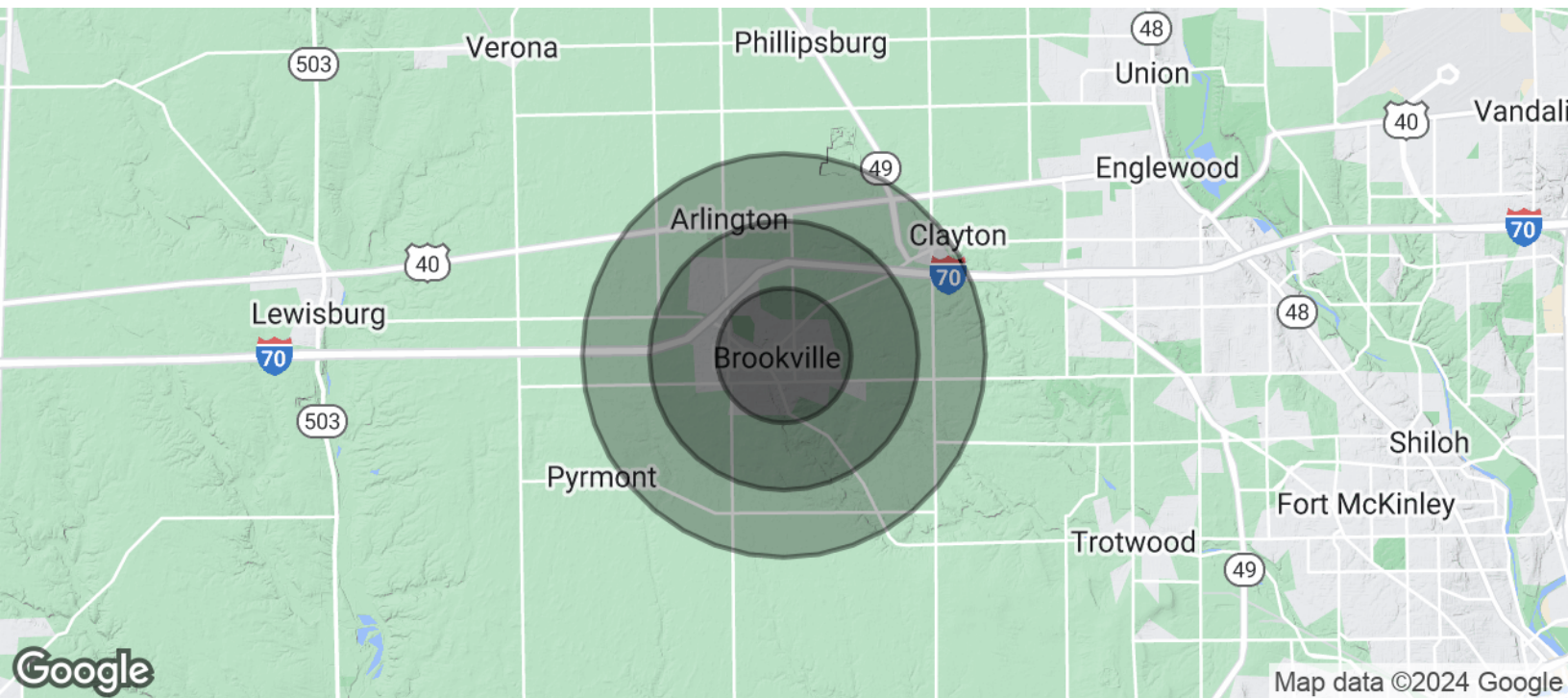
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,504	6,432	8,901
Average Age	43.3	46.1	45.7
Average Age (Male)	44.1	44.8	45.2
Average Age (Female)	45.0	48.1	47.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,726	3,011	4,083
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$58,545	\$69,597	\$74,513
Average House Value	\$125,109	\$149,152	\$156,271

** Demographic data derived from 2020 ACS - US Census*

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