

AVAILABLE

Burns Electric

116 East Market Street Tiffin, OH 44883



PROPERTY DESCRIPTION

Turnkey Downtown Tiffin Showroom + Operating Business | Real Estate & Business Included at \$648,000. Business financials will be provided after a Non-Disclosure Agreement has been executed.

PROPERTY HIGHLIGHTS

- Turnkey opportunity: real estate and the established, operating business together for one price of \$648,000.
- Landmark downtown Tiffin building; 60+ years of goodwill - Modern showroom for appliances, cabinetry, countertops, flooring, lighting, plumbing fixtures, kitchen & bath design.
- Approx. 17,080 SF of above-grade retail/showroom space plus full basement for storage and staging, on a 63 ft x 180 ft downtown lot.
- C-3 Zoning in Tiffin's CBD-prime corridor - flexible commercial/retail use with active downtown reinvestment and redevelopment.

OFFERING SUMMARY

Sale Price:	\$648,000
Lot Size:	11,340 SF
Building Size:	25,620 SF

Business financials will be provided after a Non-Disclosure Agreement has been executed.

- Business conveys with name, equipment, client list, and experienced 10-person team (8 full-time + 2 officers); seller will assist with transition.
- Approximately 45-mile market area serving homeowners, contractors, and builders with generations of repeat and referral customers.
- On-site paved parking (asphalt lot) and prominent E Market Street frontage.

Jake Whitta
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Brian Whitta
(419) 701-4040

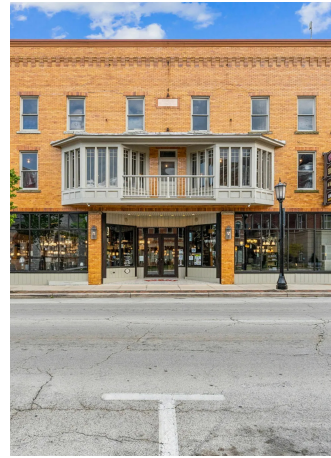


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LOCATION OVERVIEW

Burns Electric occupies a prominent, freestanding brick building in the heart of downtown Tiffin, Ohio, the seat of Seneca County. Positioned on E Market Street within the city's Commercial Business District, its prime commercial corridor, the property benefits from strong street visibility, walkable downtown foot traffic, and on-site paved parking. Tiffin's downtown continues to attract public and private investment and redevelopment, supporting long-term demand for retail and home-improvement uses. The building has served as a home-products showroom for more than 60 years and sits within an approximately 45-mile trade area reaching homeowners, contractors, and builders across northwest Ohio.

Google

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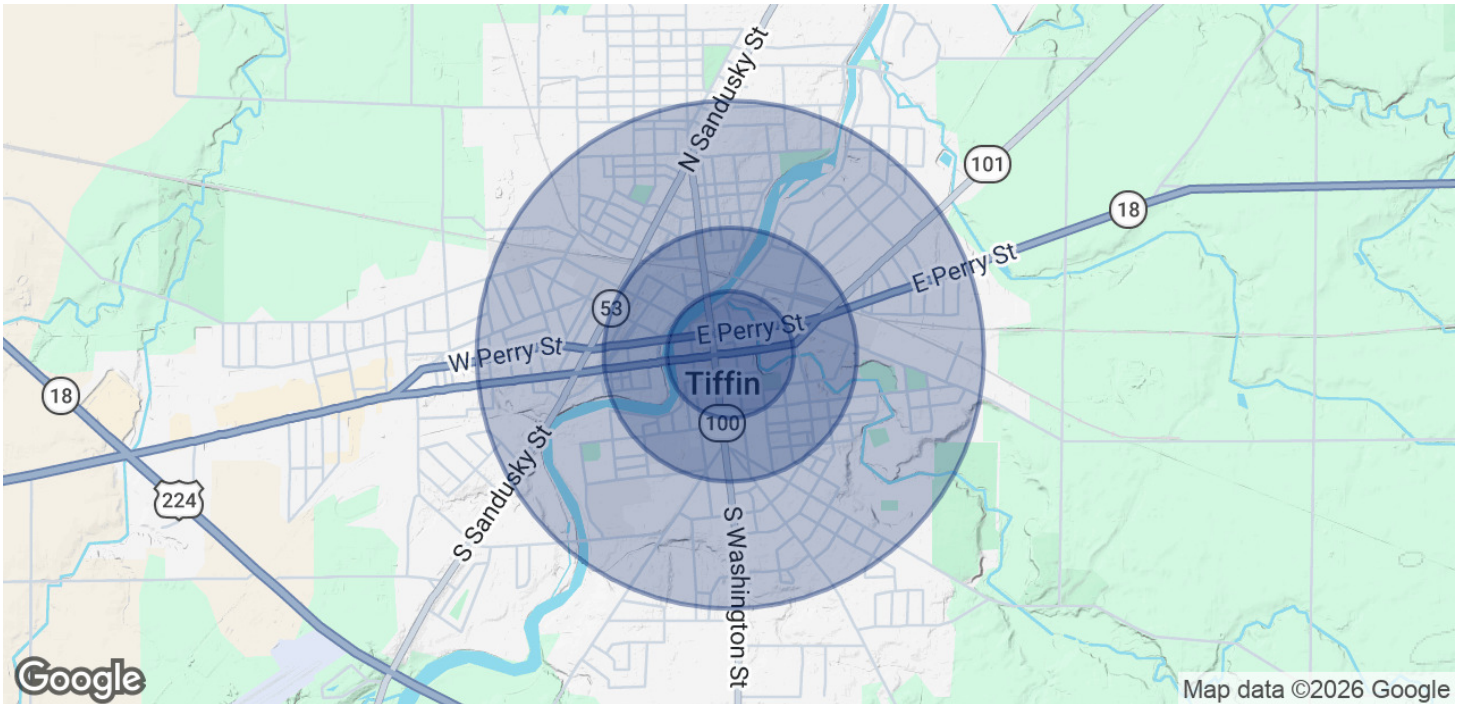


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	977	3,634	10,522
Average Age	32.9	31.2	31
Average Age (Male)	36.7	33.8	32.3
Average Age (Female)	30.9	29.7	30.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	469	1,542	4,042
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$63,163	\$63,487	\$68,888
Average House Value	\$150,925	\$134,745	\$132,307

2023 American Community Survey (ACS)

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