

FOR SALE



\$875,000

194 & 196 W. Center St, London, OH 43140

- Florist/giftshop and garden center.
- +/- 4,600 sq ft of shop space, including the design studio, gift shop, and garden center.
- 6 Greenhouses, with large porch, paved off street parking.
- Total 8.23 Acres for 2 parcels.
- Two story frame house with new basement.
- Business, Greenhouses, residence, and land are all included in the asking price.
- Confidentiality agreement and PDF required for financials
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

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Property Description

This is a florist/gift shop and garden center, that has been in business since 1910 at this location. There is about 4,600 sq ft of shop space, including the flower design studio, gift shop, and garden center. There are 6 greenhouses totaling about 13,160 sq ft, a porch area with 12'x 60' canopy, and paved off-street parking for 18 vehicles. 5 of 6 greenhouses will be replaced in the summer 2023. There is an additional 3+ acres of undeveloped property behind the shops and greenhouses. Oak Run (creek) runs along the Southwest side of the property.

A quaint two-story frame house sits on a 2.43 acre parcel next to this business. It is 2,040 sq ft in size with 3 bedrooms and 1.5 baths, and was built in 1930. All basement walls were repaired in 2022. The Business, Residence, and real estate are all included in the asking price.



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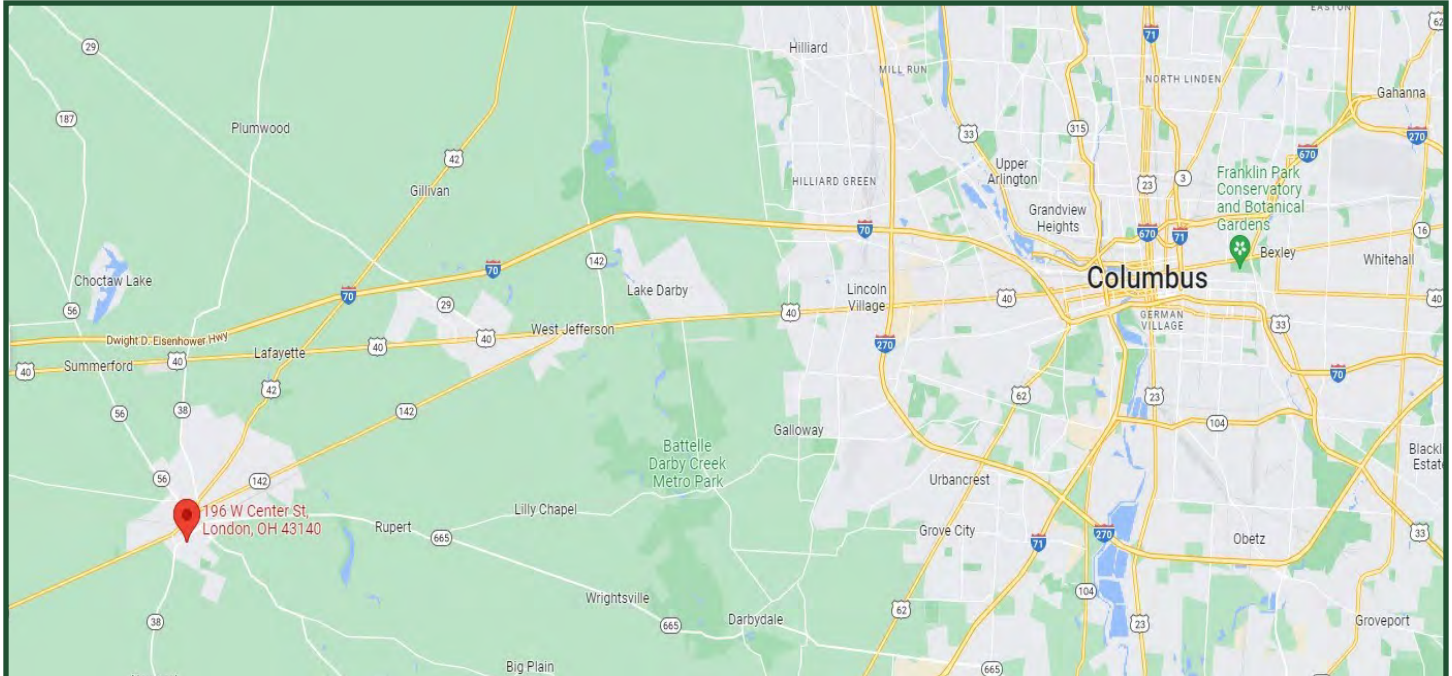
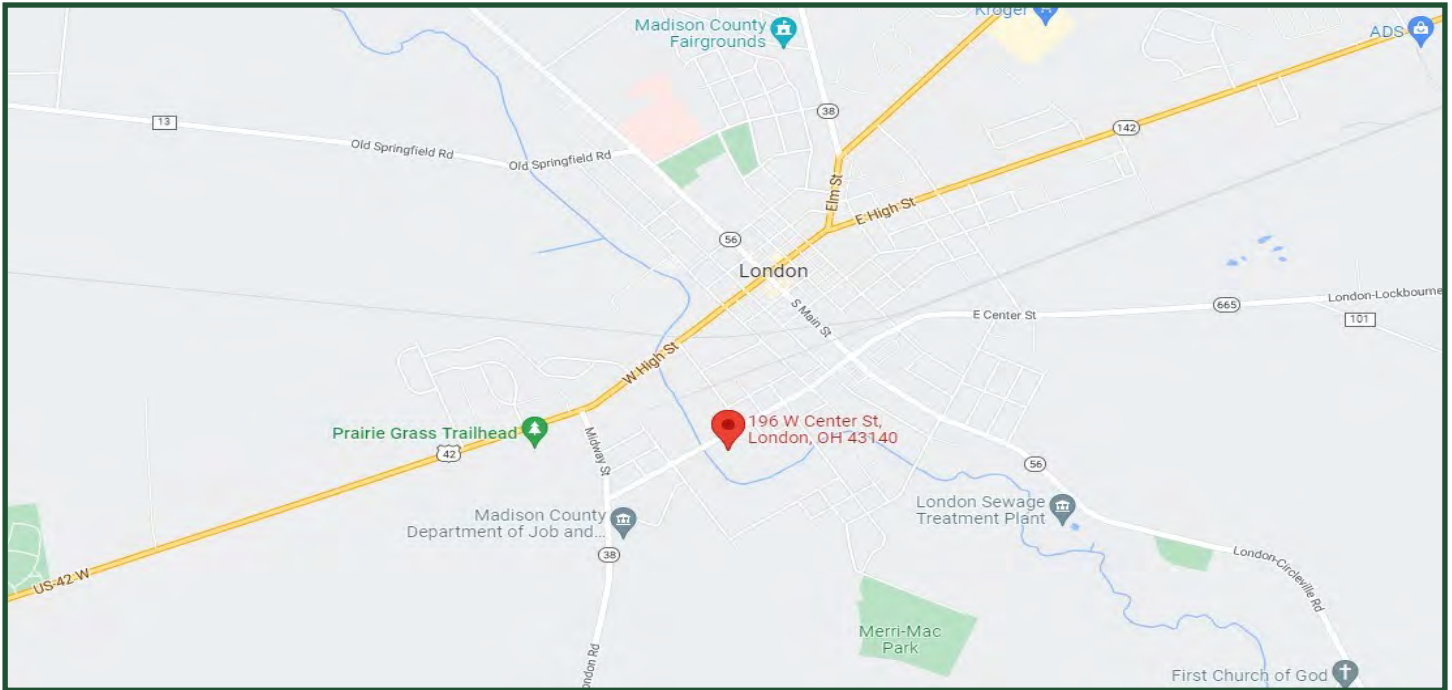
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Map View



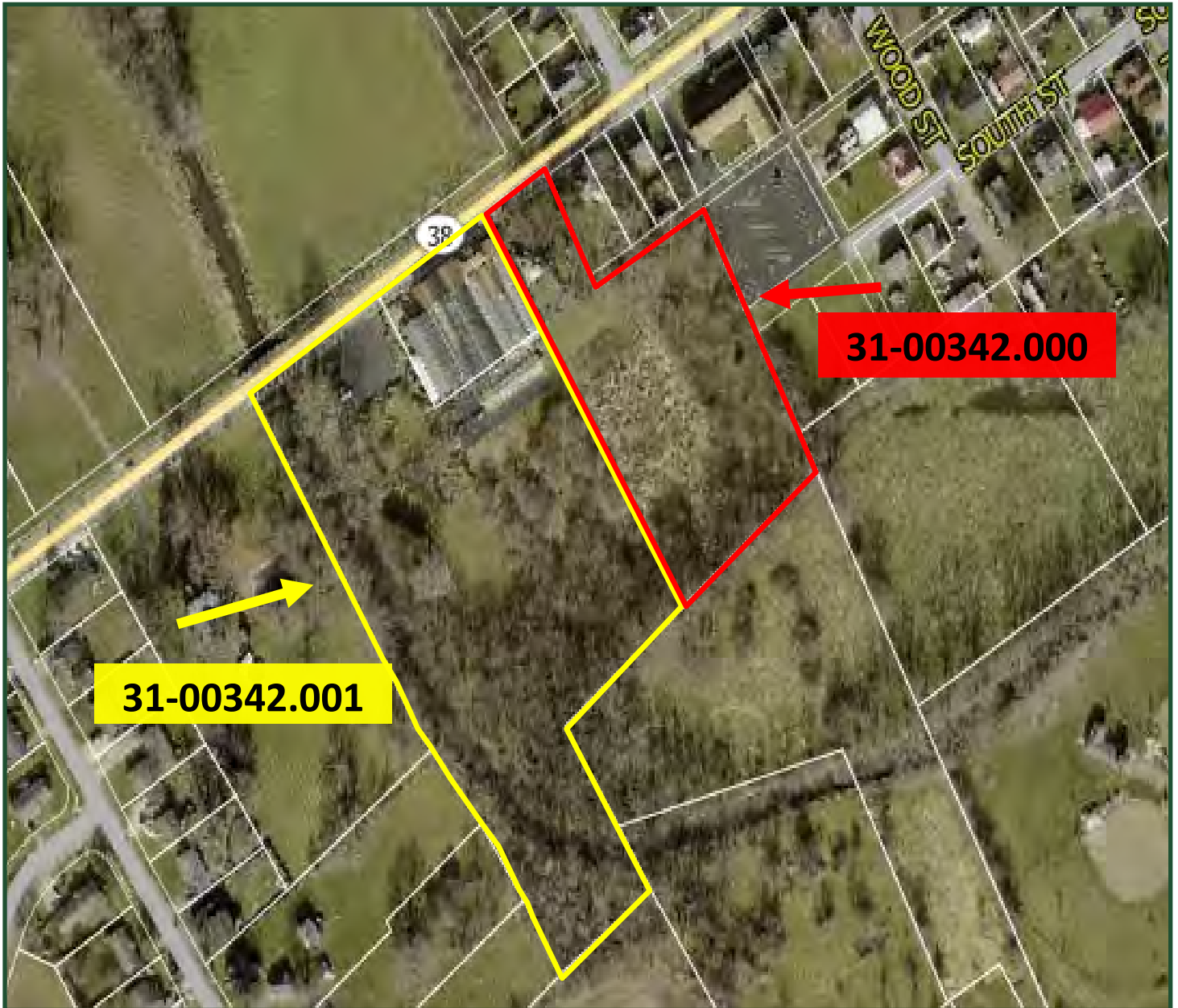
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Parcel View



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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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