

FOR SALE



\$249,900

304 E Spring Avenue, Bellefontaine, OH 43311

Updated Residential House for Sale

- A 3 Bedroom and 2 Bathroom updated 2 story house that offers +/- 1,958 Sq Ft, along with a partial basement for extra storage.
- In a prime location just a walk away from historic downtown Bellefontaine
- Features a covered porch, fenced yard, and all appliances are included with the sale
- House is move-in ready, with newer roofing, siding, windows, spouting, hot water heater, and HVAC



BEST CORPORATE REAL ESTATE
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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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First Floor



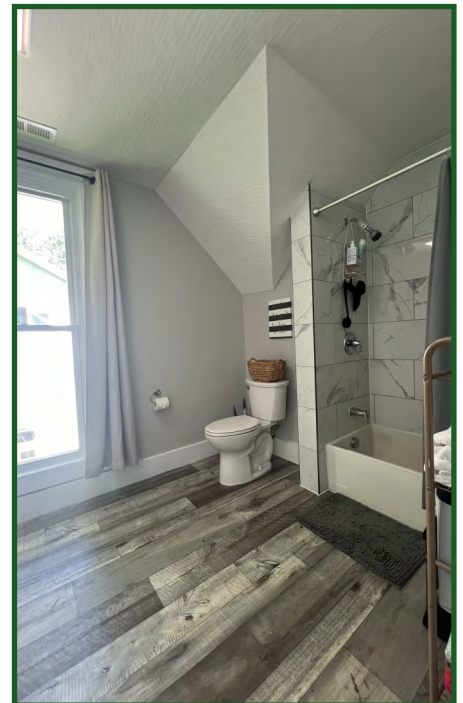
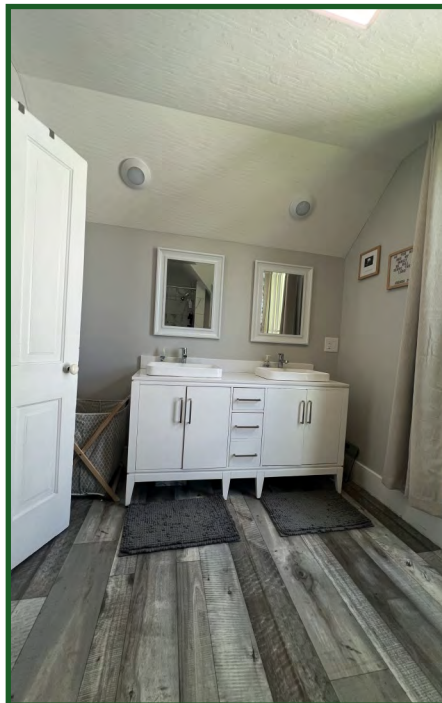
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Second Floor/Bathrooms



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Backyard



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Property Features

ASKING PRICE	\$249,900
PARCEL	#17-091-16-145-022-000
STYLE	Single Family Residential
YEAR BUILT	1900'S—OLD
YEAR REMODELED	2022
STORIES	2
SQUARE FOOTAGE	± 1,958
ACERAGE	±0.17 AC
BEDROOMS	3
BATHROOMS	2
BASEMENT	Partial
PARKING	3-Car Rear Lot and Street
FIREPLACE	N/A
AIR CONDITIONING	Central
HEATING	Forced Air, Gas
SEWER	Public
EXTERIOR	Vinyl Siding
INTERIOR AMENITIES	Completely renovated interior, and all appliances included
EXTERIOR AMENITIES	Newer Siding, Roof, Windows, and HVAC
SCHOOL DISTRICT	Bellefontaine CSD
TAXES	\$1,550.78

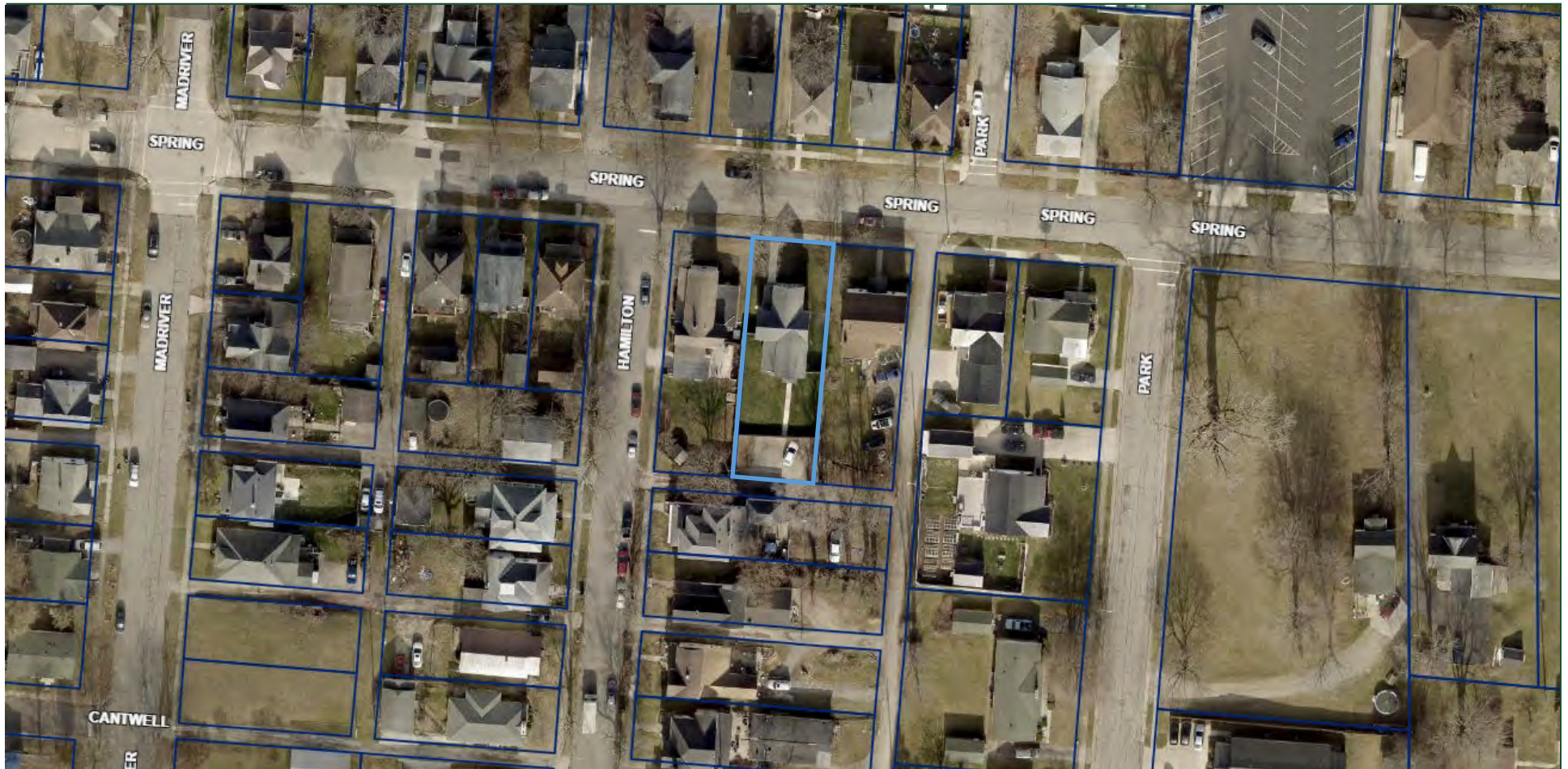
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Parcel View



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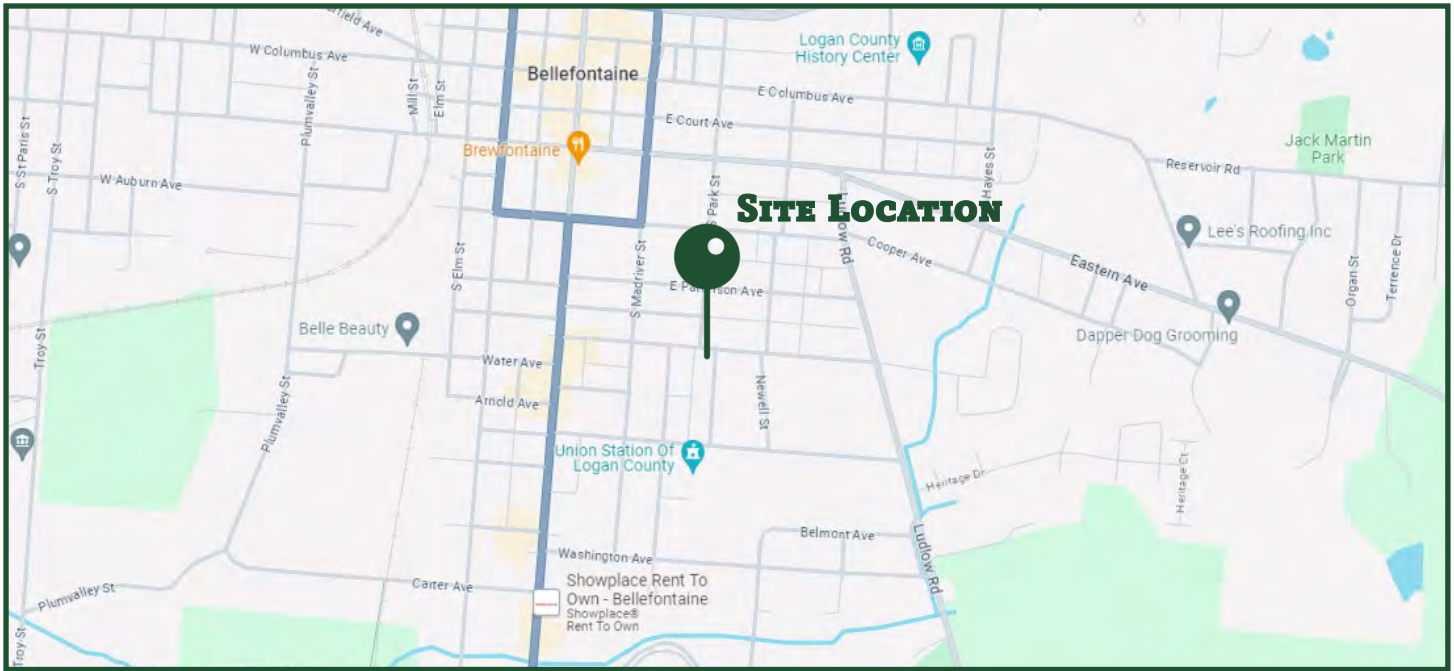
Aerial



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TRAFFIC COUNT

Street	Avg Daily Volume
SOUTH MAIN STREET	12,263
EAST AUBURN AVENUE	4,018
LUDLOW RD	4,511



DEMOGRAPHICS

	Population (2020) 	Households (2020) 	Avg Household Income (2020) 
WITHIN 1 MILE	5,357	5,824	\$46,030
WITHIN 3 MILES	15,233	8,145	\$53,537
WITHIN 5 MILES	17,052	9,569	\$55,235

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Regional Overview

The main seat - Bellefontaine is a city in Logan County, Ohio. It's located in west central Ohio, about 45 miles northwest of Columbus, and is a drive north of Dayton, Ohio. The city's name comes from the French phrase Bellefontaine, which means "beautiful spring". The area once had several limestone springs, and was also home to a Shawnee village called Blue Jacket's Town. The first American settlers arrived in 1806, and Bellefontaine was established in 1820.



46,150

Population(2020)



19,168

Households (2020)



\$69,125

Median Household Income (2020)

Popular Local Amenities

- Mad River Mountain Ski Resort
- Ohio Caverns
- Indian Lake State Park
- Buck Creek State Park
- Campbell Hill
- Logan County Farmers Market
- Art on the Beach Arts Festival
- Logan County Fair
- Holland Theatre
- Piatt Castle Mac-a-cheek

Top Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.logan.os.us, www.wikipedia.com, and census.gov

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