

BELLEFONTAINE OPPORTUNITY ZONE

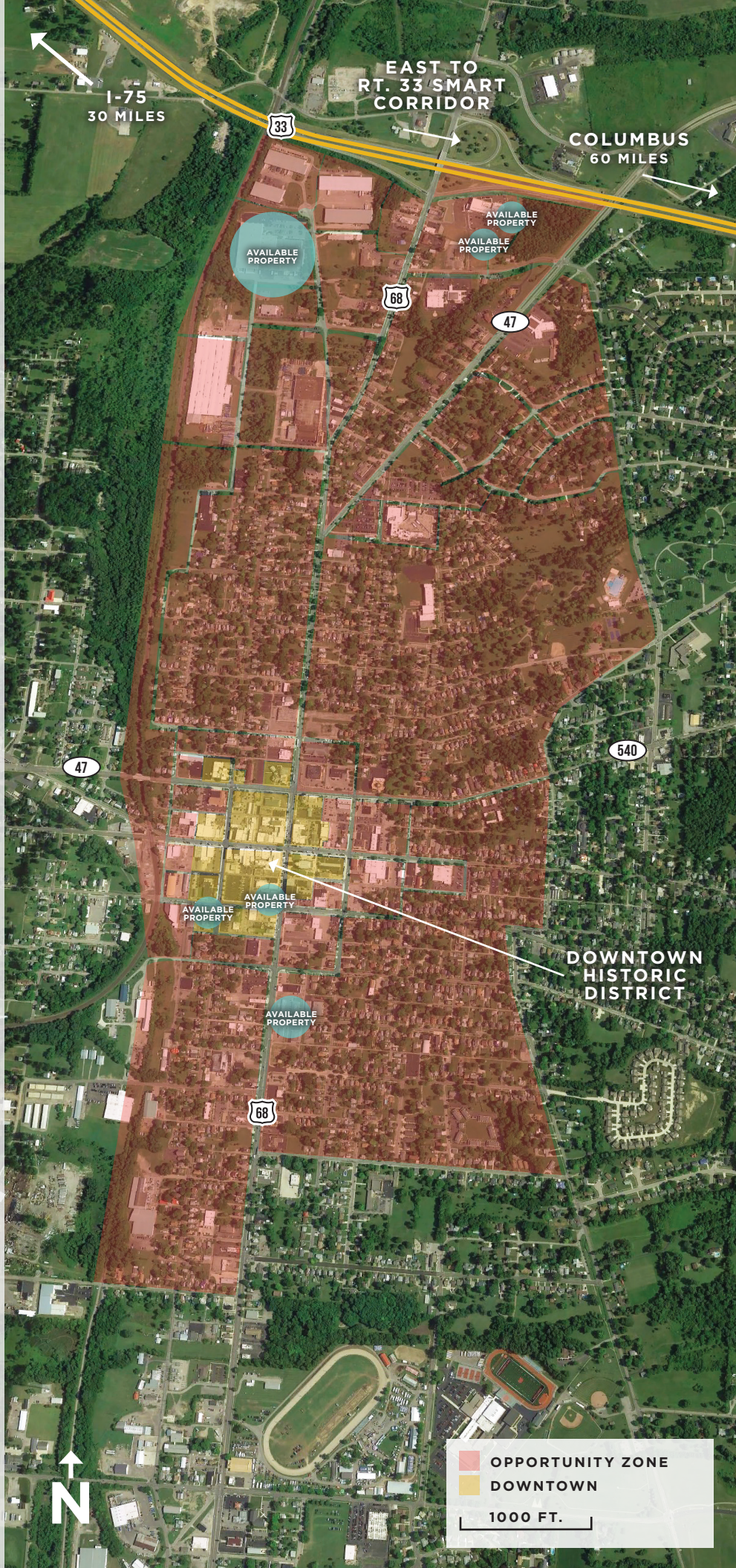
INVESTMENT INCENTIVES

- ✓ **COMMUNITY REINVESTMENT AREAS**
Encompasses the entire City of Bellefontaine, offering significant property tax abatement benefits for qualifying businesses. Abatements of 50% to 100% for 7 to 15 years are possible for residential/commercial remodeling or new construction.
- ✓ **BELLEFONTAINE FINANCE & DEVELOPMENT AUTHORITY**
Provides tax exempt bond financing and possible sales tax exemptions on construction materials.
- ✓ **LOGAN COUNTY LAND BANK**
Obtains blighted property, clears delinquent taxes, and then sells the property to interested parties who commit to putting the property back into productive use.
- ✓ **HISTORIC TAX CREDITS**
Downtown Bellefontaine is in the process of being designated as a Historic District. Once approved, property owners within the district will be eligible to apply for historic preservation tax credits.
- ✓ **REVITALIZATION DISTRICT**
Allows for additional liquor license availability for restaurants in downtown Bellefontaine.



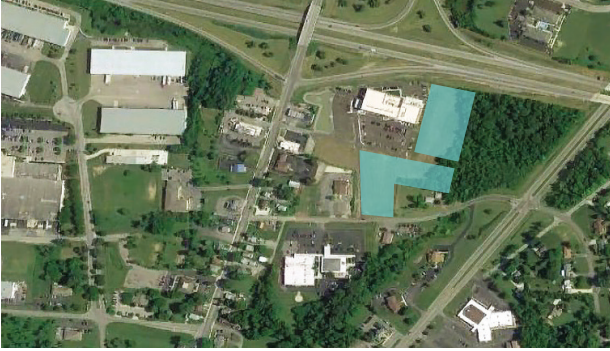
BEN VOLLRATH

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BELLEFONTAINE

AVAILABLE OPPORTUNITIES



MARY RUTAN HOSPITAL

Adjacent to the newly constructed \$22 million Mary Rutan Health Center, this tract of land offers highway frontage to US33 at the gateway entrance to Bellefontaine. Ideally situated for a hotel and complimentary commercial development with over 17,000 vehicles driving by daily.

- 130-170 Dowell Ave. Bellefontaine, Ohio
- 4.8 acres zoned for retail, commercial, or office use
- 240 feet of frontage along US33
- **Contact:** Chad Ross with Mary Rutan Hospital (937) 651-3257



THE HISTORIC CANBY BUILDING

The Historic Canby Building was originally constructed in 1912, and is centrally located for commerce within the Opportunity Zone. The building shell, roof and windows were updated in 2012. This historic property is ideal for office over restaurant or retail.

- 144 S. Main St., Bellefontaine, Ohio
- Floor 1: Street Facing on 2 Sides; Floor 2: Existing Professional Office Structure; Floor 3: Full Open Space
- 30,000 square feet; 10,00 sf per floor
- **Contact:** Jason Duff, 937-565-4580



MUFFLER BROTHERS PROPERTY

Located just 3 blocks from the center of downtown Bellefontaine, this commercial location is well positioned to take advantage of the resurging retail and restaurant scene in the area. With rising demand for downtown amenities and living, this parcel offers possibilities for redevelopment into a mixed use 1st floor retail/office and upper level lofts.

- 333 S. Main St. Bellefontaine, Ohio
- 2,102 sq ft on 0.482 acres zoned retail, restaurant, and service
- Priced at \$240,000
- **Contact:** Royer Realty, 937-592-7653



HISTORIC POST OFFICE OF BELLEFONTAINE

Originally constructed in 1912, the Historic Post Office of Bellefontaine offers a truly unique shell space for redevelopment or a partnered build out. This location would be ideal for upscale restaurant development, event venue or office.

- 201 W. Chillicothe Ave., Bellefontaine, Ohio
- Full basement
- 6,000 square feet
- **Contact:** Jason Duff, 937-565-4580