

# 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.



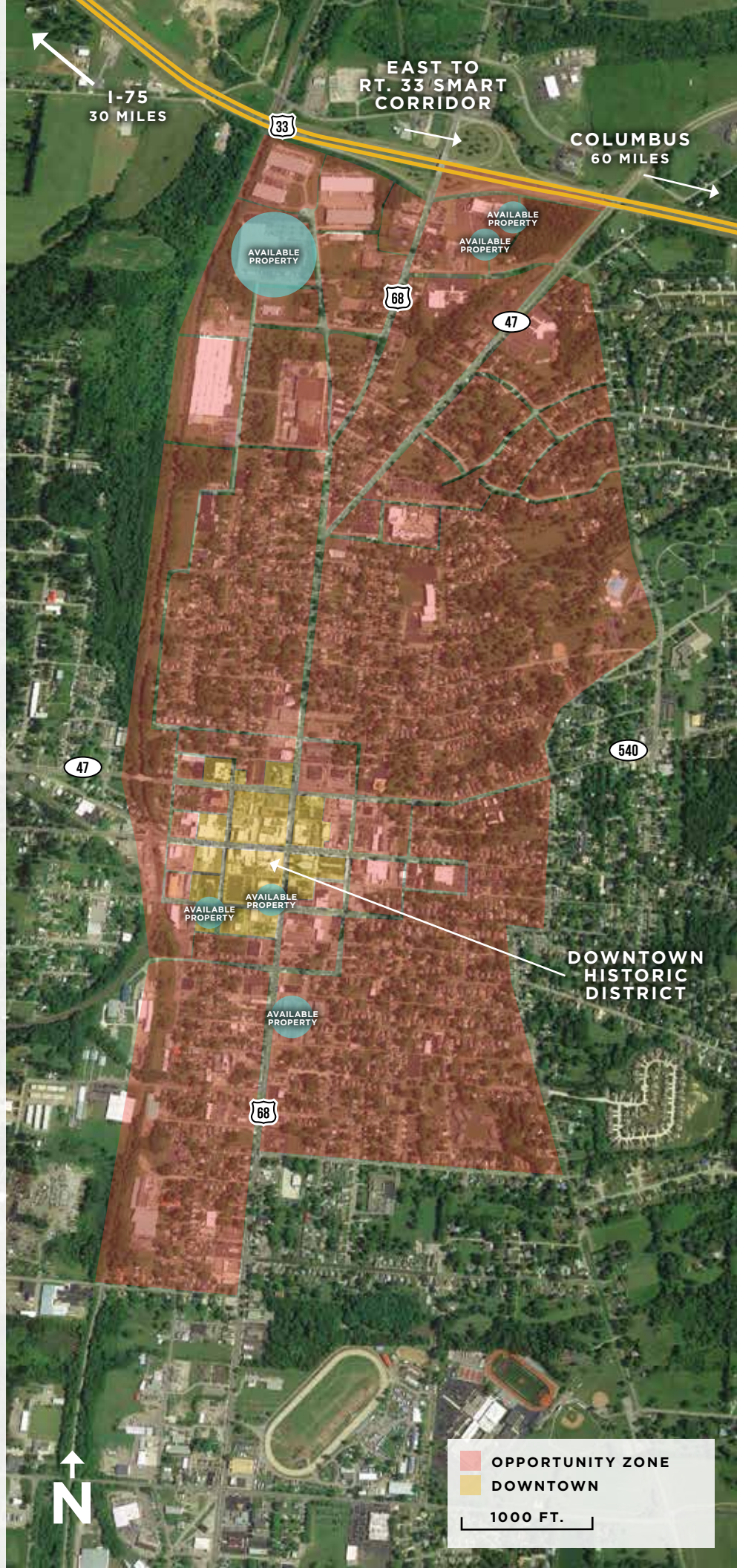
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**SMALL  
NATION**



# BELLEFONTAINE

## AVAILABLE OPPORTUNITIES



### 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: Open Space
- 30,000 square feet; 10,000 sf per floor
- **Contact:** Jason Duff, 937-565-4580



### THE HISTORIC CANBY BUILDING

The Benevolent and Protective Order of the Elks occupied this lodge for decades. Elks Club #132 closed in 2013, leaving the building vacant. In 2021, Small Town Properties purchased the building with the hopes to redevelop it into an event space.

- 221 N. Main St., Bellefontaine, Ohio
- Over 8,000 square foot first floor with a Main Street foyer.
- 6,000 square foot second floor and 2,200 square foot basement.
- **Contact:** Jason Duff, 937-565-4580



### 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