

# 2830 MAPLE AVENUE ZANESVILLE, OH 43701



## OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	0.43 Acres
Year Built:	1988
Building Size:	2,808
Zoning:	C-4
Market:	High Traffic
Traffic Count:	27,000
Price / SF:	\$169.16

## PROPERTY OVERVIEW

Prime location on Maple Avenue in Zanesville directly in front of Walmart entrance and across from the Genesis Hospital. Property is surrounded by various fast food, office, medical, and retail. Access is from shared entrance off Maple Avenue. Property has a digital billboard lease on it also offering additional income. Property has current income for car wash also, if desired.

## PROPERTY HIGHLIGHTS

- Public utilities available
- C-4 Highway Commercial Zoning
- Existing building can be razed
- Excellent location
- Nearly 1/2 acre

LEPI & ASSOCIATES REAL ESTATE SERVICES  
1535 Maple Avenue, Zanesville, OH 43701

ROBERTA (BOBBI) LEPI  
740.455.3730  
bobbilepi@lepirealestate.com

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## SALE PRICE

**\$475,000**

### LOCATION INFORMATION

Street Address	2830 Maple Avenue
City, State, Zip	Zanesville, OH 43701
County/Township	Muskingum
Market	High Traffic
Cross Streets	Maple Avenue & Bell Street
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	Maple Avenue is also State Route 60
Nearest Airport	Zanesville Municipal Airport- 10 minutes, John Glenn International is 50 minutes

### BUILDING INFORMATION

Building Size	2,808 SF
Year Built	1988
Load Factor	No
Condition	Good
Roof	Asphalt Shingle
Free Standing	No
Number Of Buildings	1

### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	C-4
Lot Size	0.43 Acres
APN#	85-39-01-13-001
Corner Property	yes
Traffic Count	27,000
Traffic Count Street	State Route 60 (Maple Avenue)
Waterfront	No
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### PARKING & TRANSPORTATION

Street Parking	No
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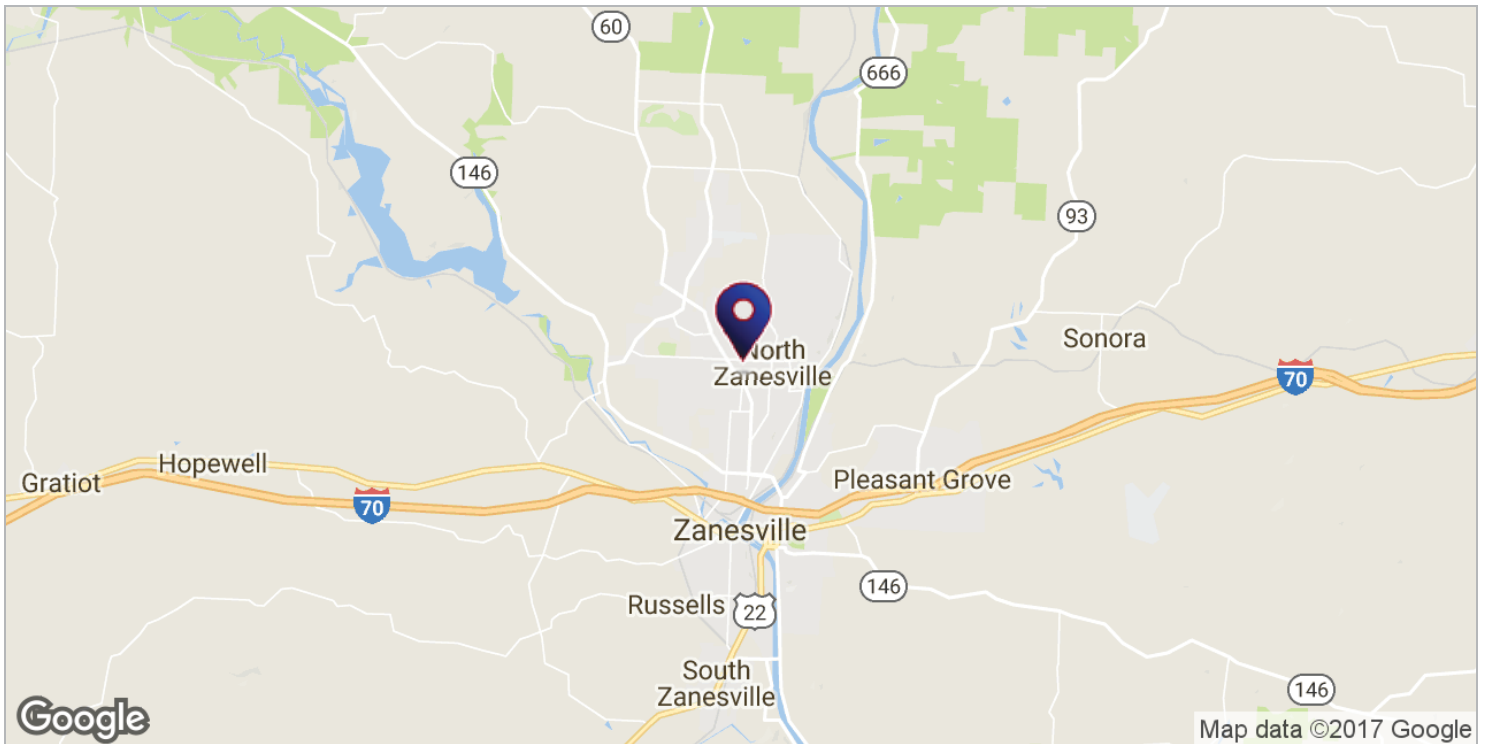
### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	No
Freight Elevator	No
Centrix Equipped	No
Leed Certified	No
Exterior Description	Brick building
Interior Description	

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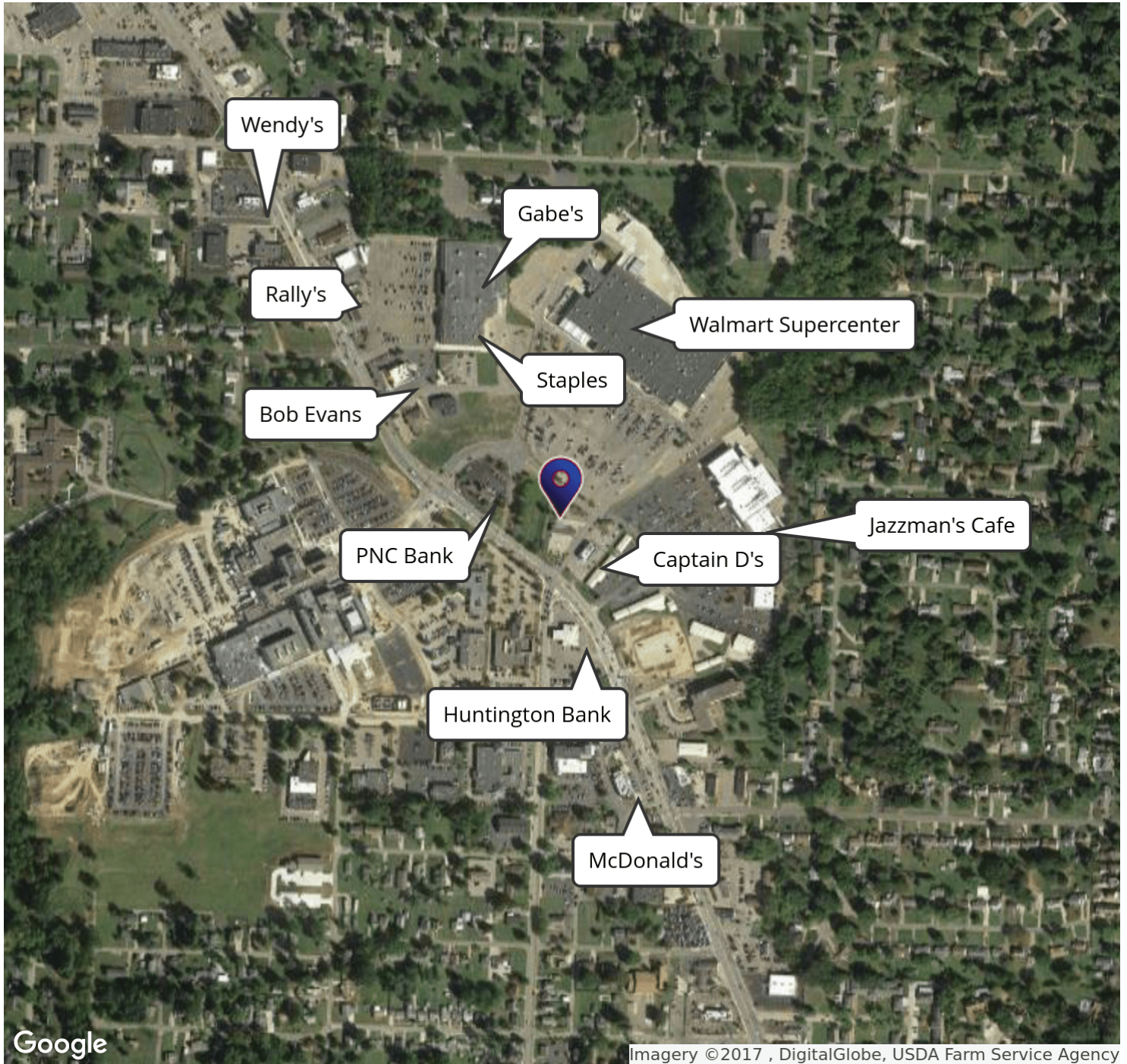


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# GOOGLE STREET VIEWS



Street Views from Maple Avenue, Zanesville South of Property



Street Views from Maple Avenue, Zanesville North of Property

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# ZONING INFORMATION C-4



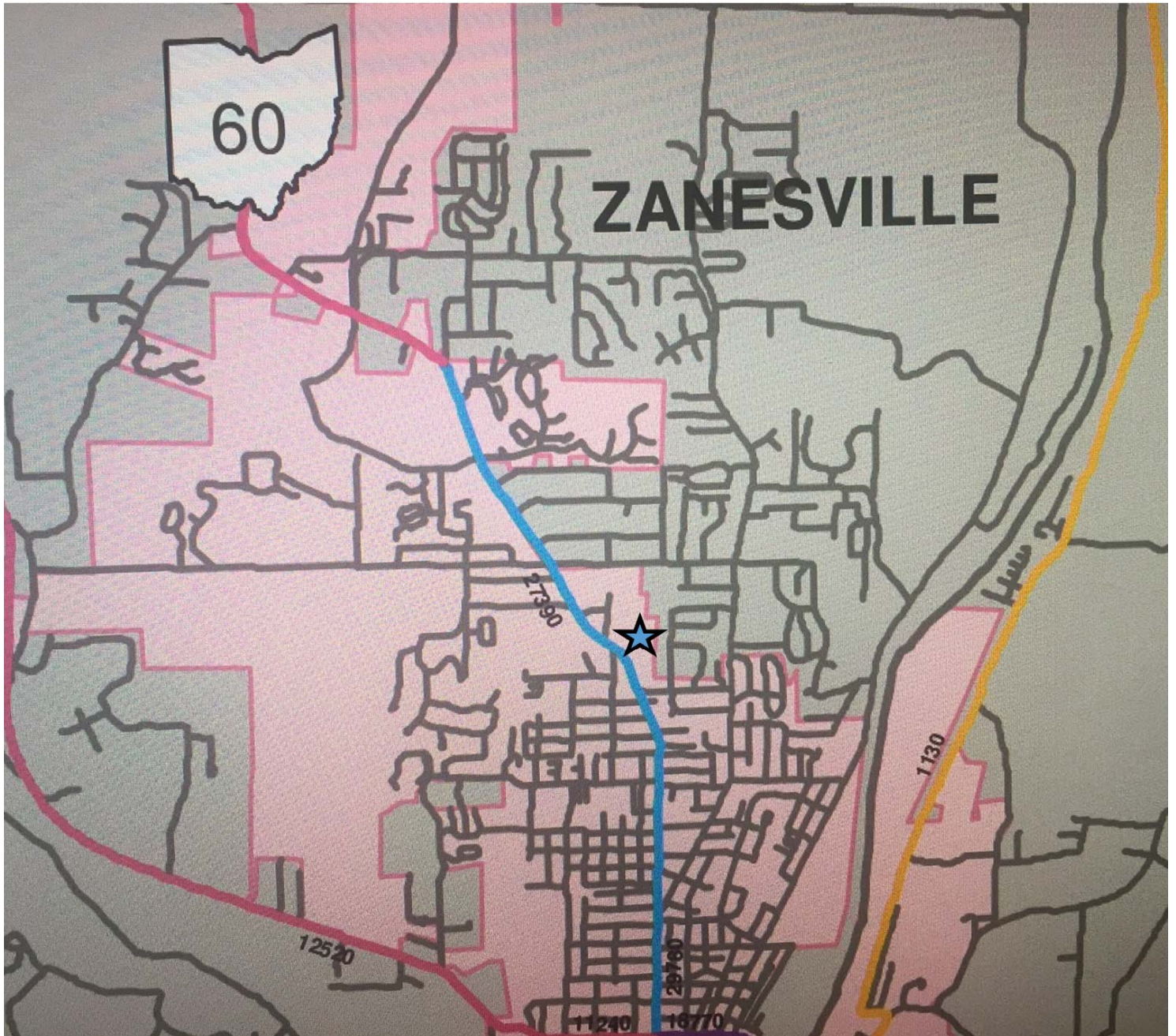
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# TRAFFIC COUNTS FROM ODOT

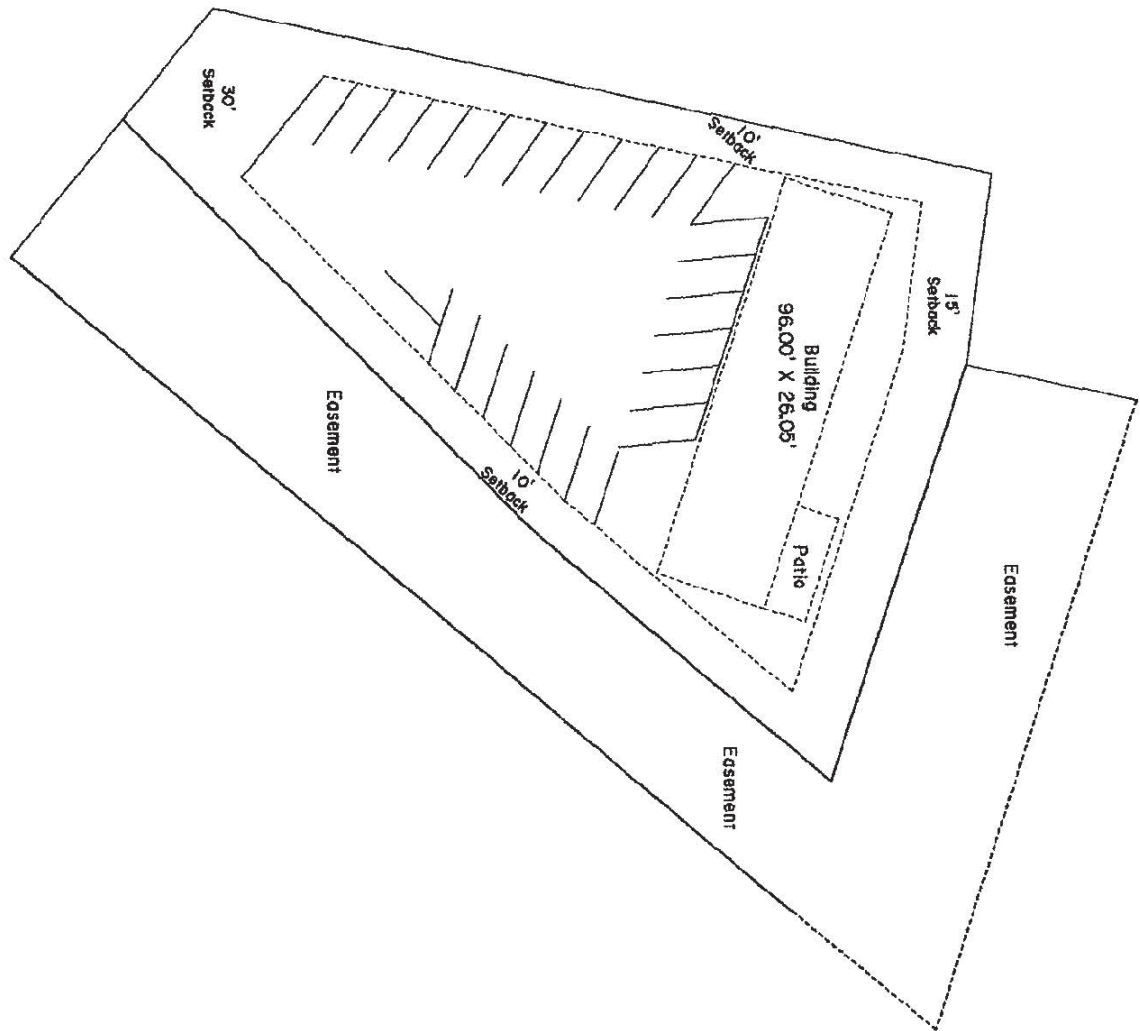
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# APPROXIMATE SITE PLAN



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