

**FOR SALE / LEASE****Offering Price: ~~\$995,000~~ / \$9.00 NNN****PRICE REDUCED! Offering Price: \$950,000!**

Value Add Opportunity. Retail investment opportunity. Located in Whitehall, OH less than 0.2 miles east of Walmart. 3 Buildings on nearly 1.5 acres. 2 Retail centers with freestanding bar/nightclub. Many long term tenants in a prime development area. Call Agent for further details.

Real Estate Investment Opportunity  
Retail Use

**Property Location:**  
3850-3878 E Main Street  
823-827 Beechwood Road.  
Whitehall, OH43213



## Features

- 18,636 (+/-)sf. Retail East Main St
- 2,500 (+/-) sf. Retail Beechwood Rd
- 2,100 (+/-) sf. Freestanding Bar
- 1.49 (+/-) Acres
- Value Ad / Cash Flow Opportunity

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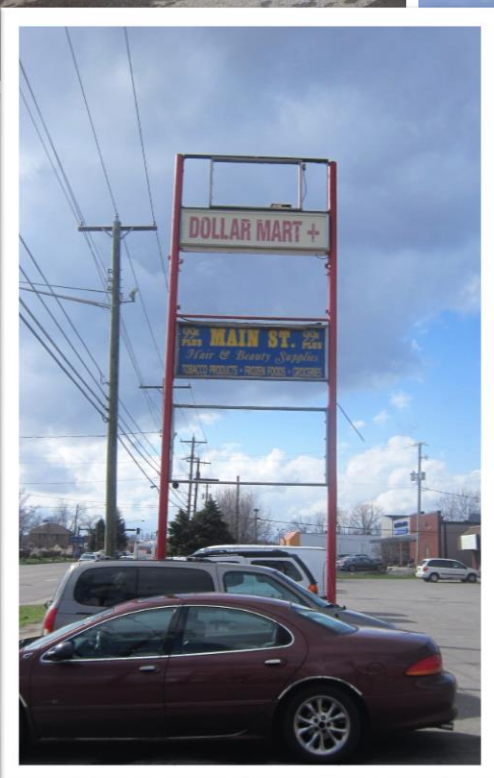
cell (614) 902-2783

fax (614) 471-4990



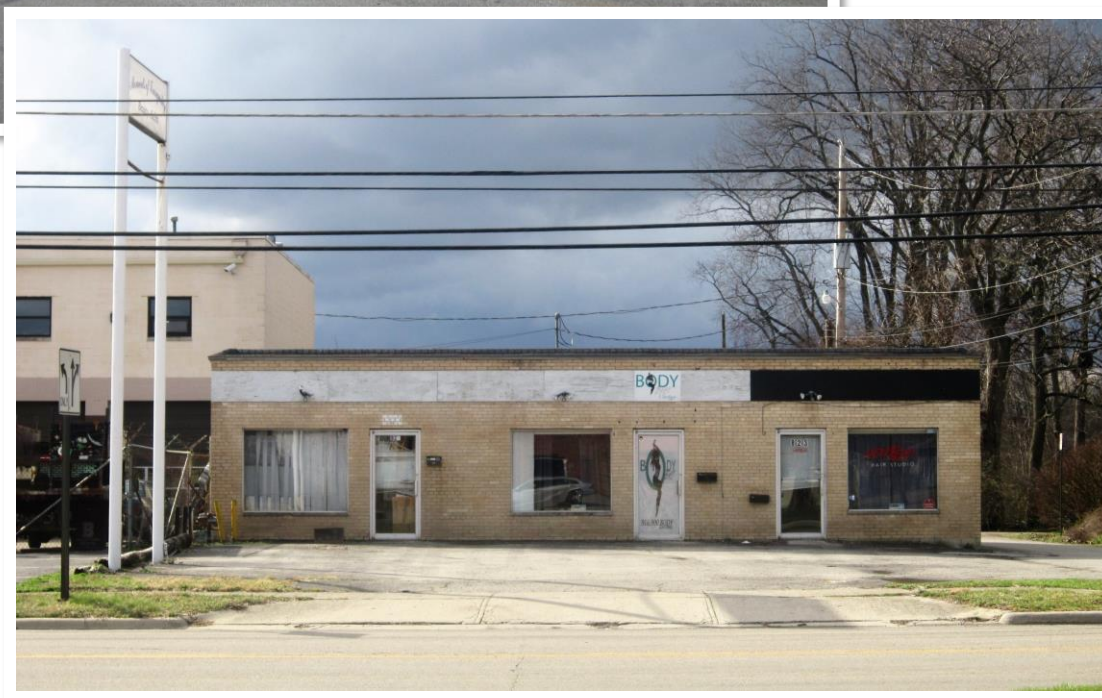
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## Exterior Photos



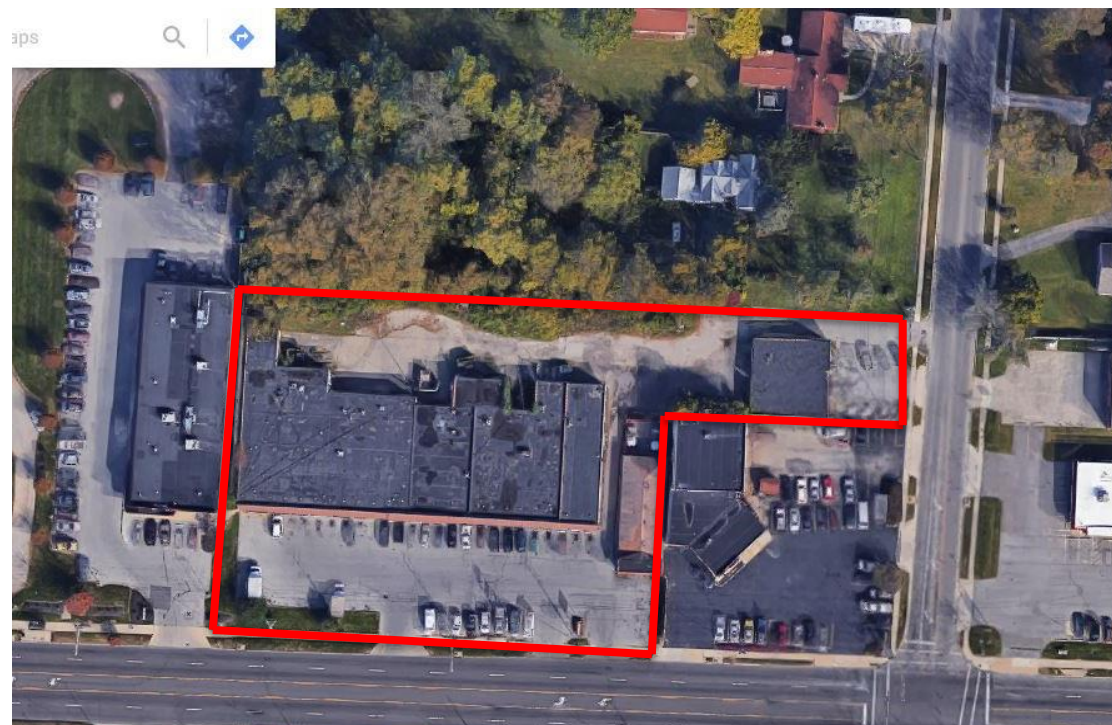
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## Exterior Photos



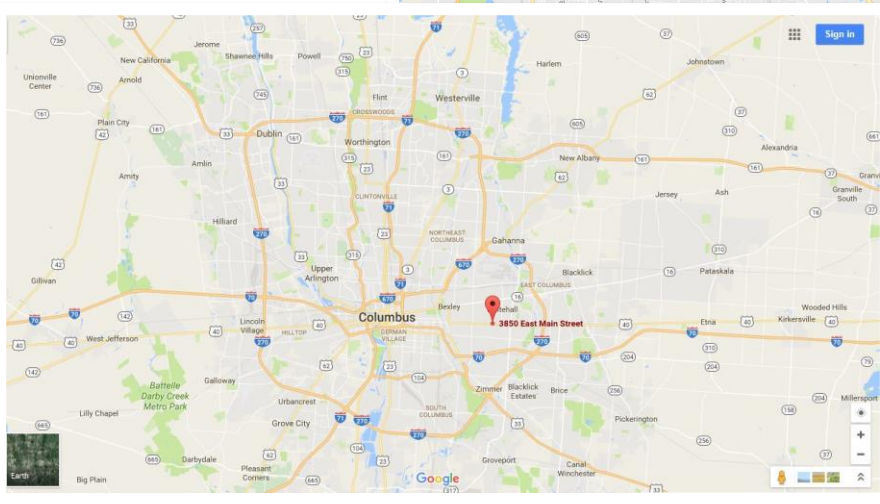
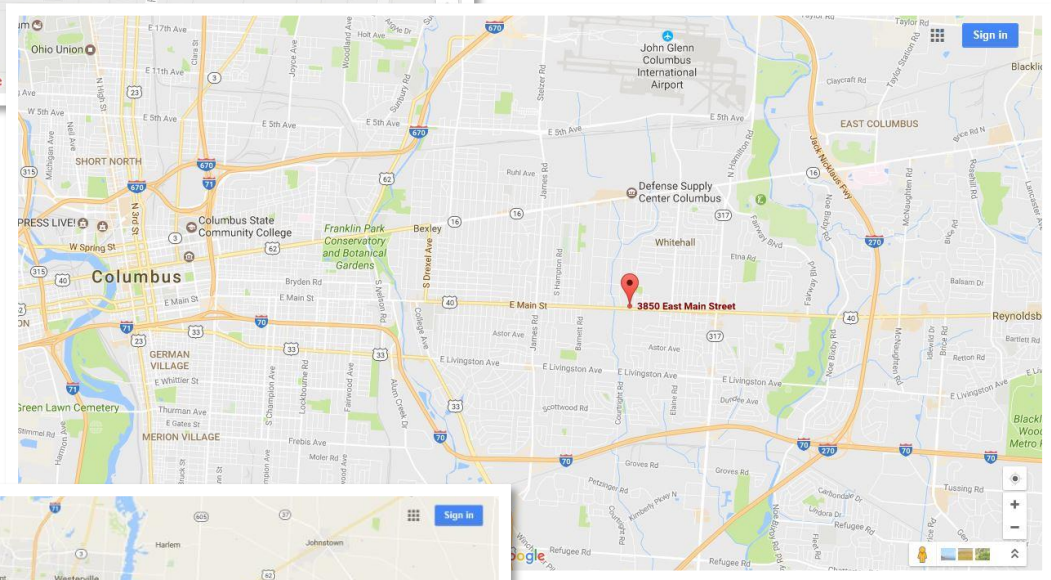
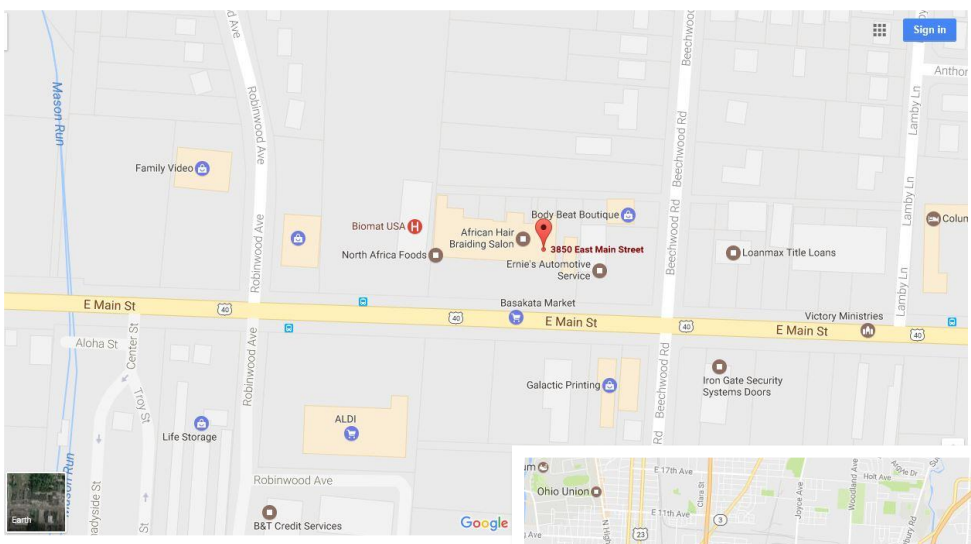
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## Aerials



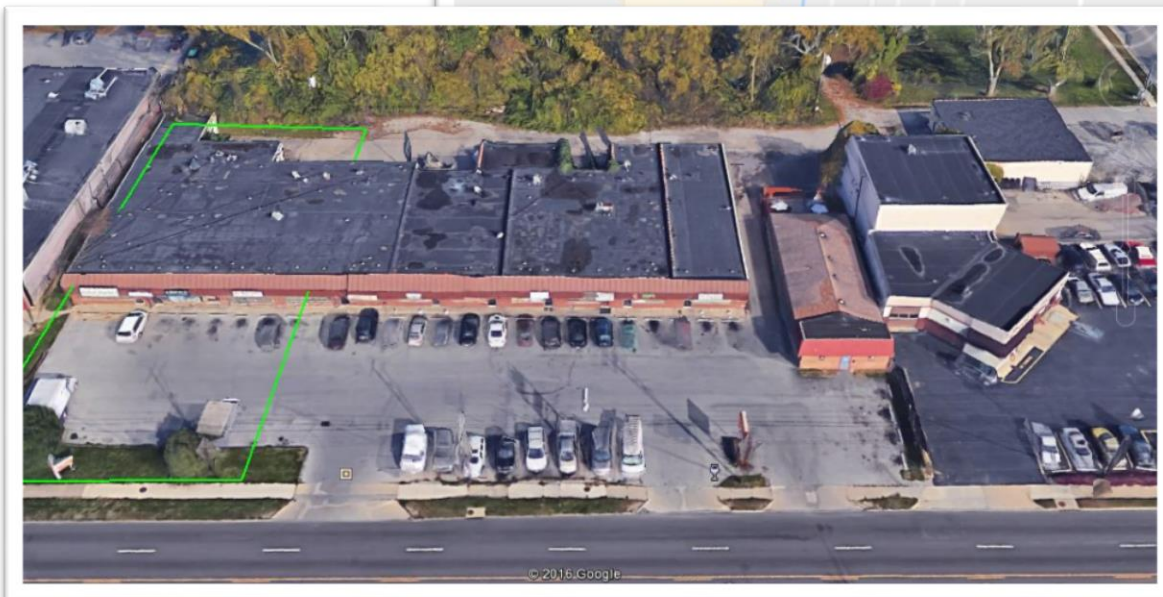
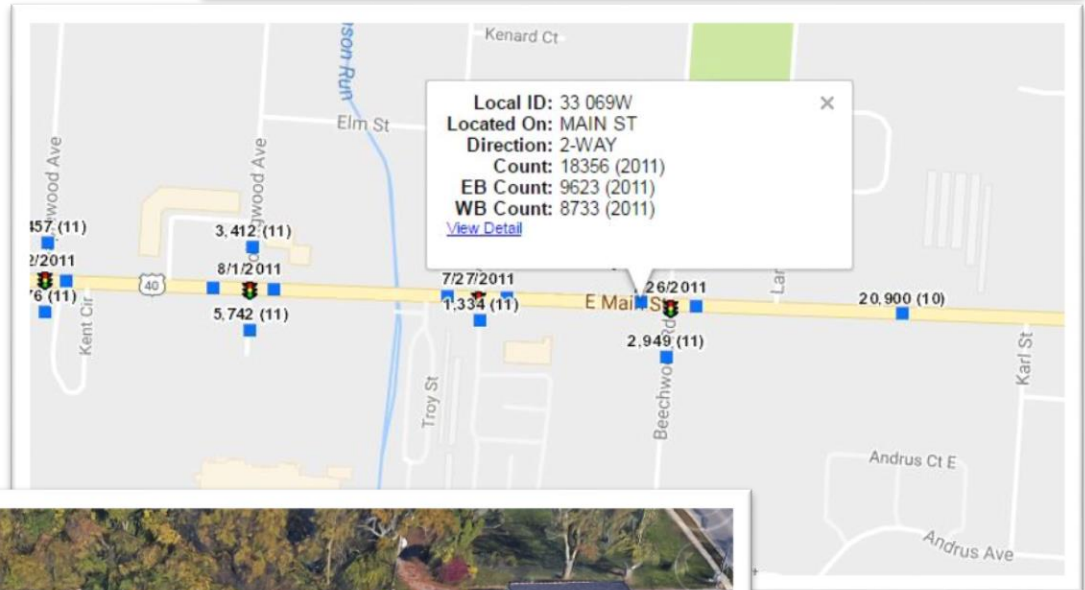
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# Maps



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### Traffic Count



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