

For Sale



2415 Maple Avenue, Zanesville, OH 43701

Car Wash and Vacant Lot For Sale in Zanesville, Ohio

- 2 parcels for Sale: Car Wash lot and Vacant lot across the street
- Building is a total of +/- 8,966 SF
- Multi-bay detail shop areas
- Upgraded Macneil automatic equipment
- New HVAC systems and roof
- Established high volume and profitable location
- Sale includes real estate, furnishings, fixtures and equipment
- Showing appointment required



Click Here to View Property Video

Randy Best CCIM, SIOR

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



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. *Line Drawings are Approximate*

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Exterior Property Aerials



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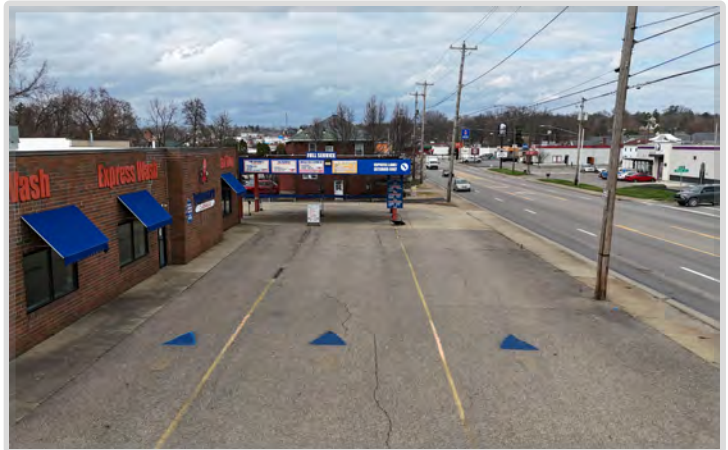
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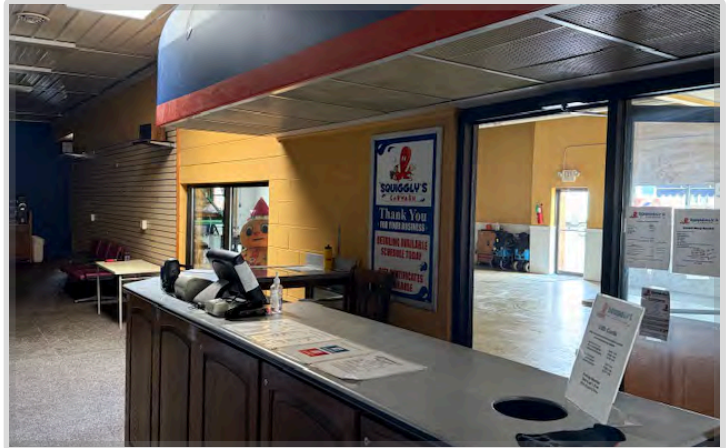
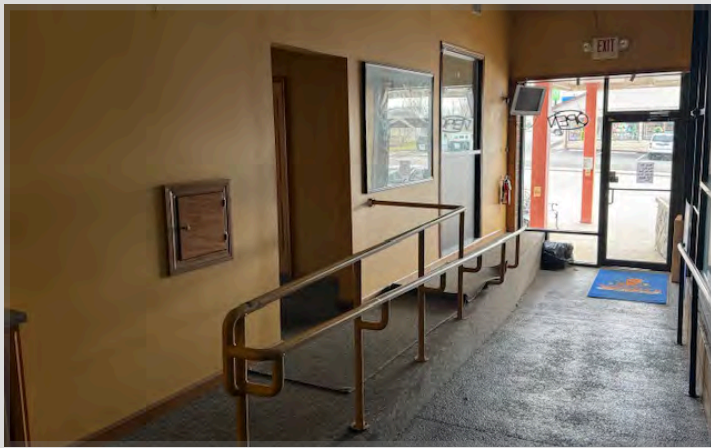
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Interior Property Photos



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Additional Property Information

Legal Information

Legal Property Description	Car Wash and Vacant Land For Sale
Price	\$1,450,000
Parcel Number	86-09-01-01-000 and 85-28-01-24-000
Possession	Immediate

Land Information

Land Acreage	± 0.822 Acres
Main Lot Size	± 0.71 Acres
Small Lot Size	± 0.11 Acres
Current Zoning	Retail
Jurisdiction and School District	Zanesville

Structural Information

Building Square Footage	± 8,966 Square Feet
Units on Site	1
Floors Above Ground	1
Year Built	2006
Drive-In Doors	2

Additional Information

Lot Specifics	Prime Frontage on High Traffic Maple Ave
Parcel Benefits	Easy Access to Maple Avnue, Corner Light
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$15,465

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Entire Parcel View



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Parcel View (86-09-01-01-000)



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Vacant Parcel View (85-28-01-24-000)



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Nearby Amenities



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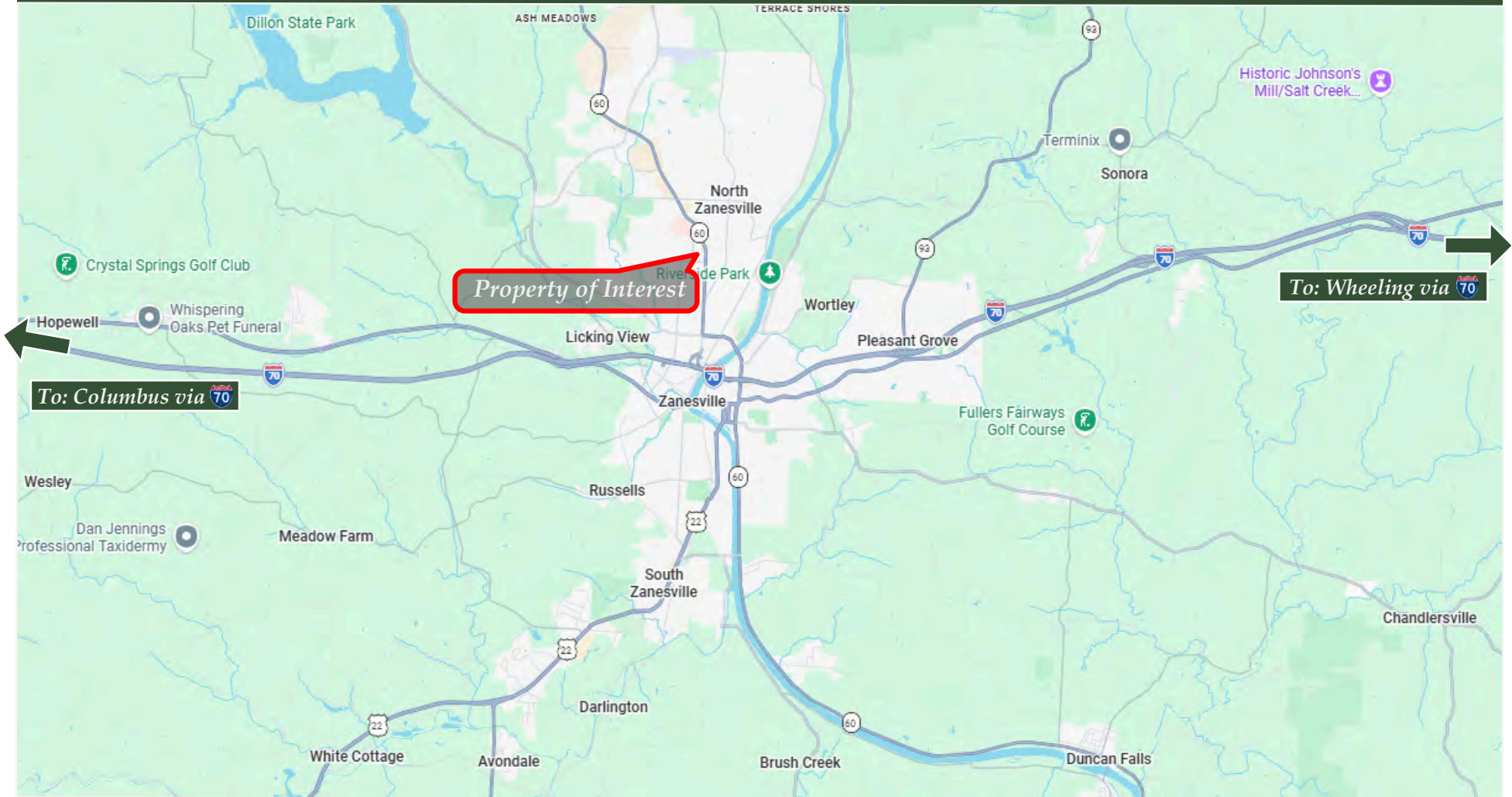
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Zanesville Aerial



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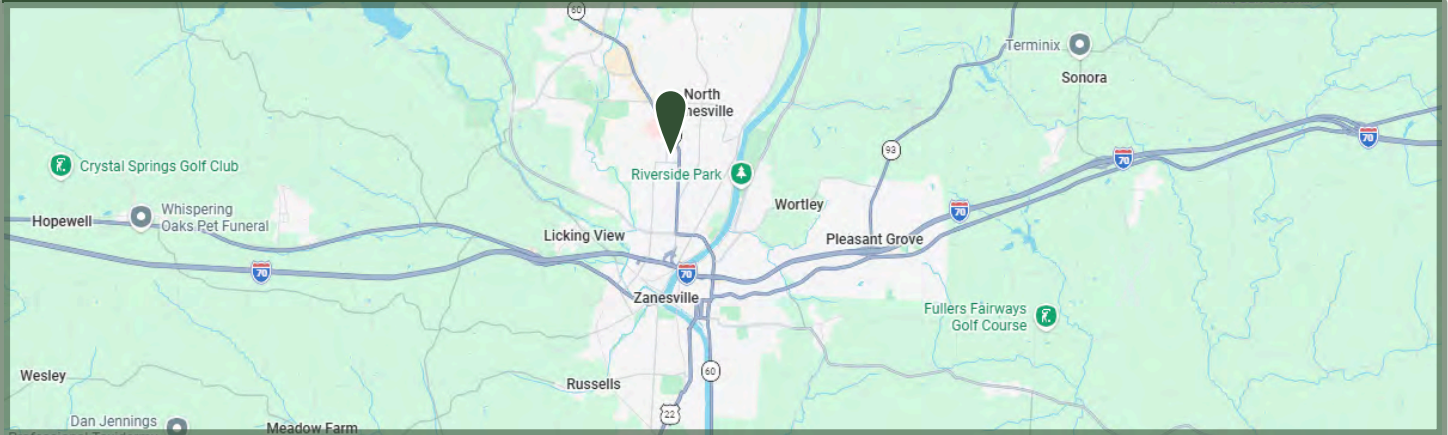
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Traffic Counts and Regional Demographics



Local Traffic

Maple Avenue

±41,989 VPD

Blue Avenue

±8,374 VPD

Dresden Road

±4,187 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	6,298	21,444	37,568
Households	4,094	11,058	21,310
Avg Household Income	\$46,405	\$42,602	\$45,750

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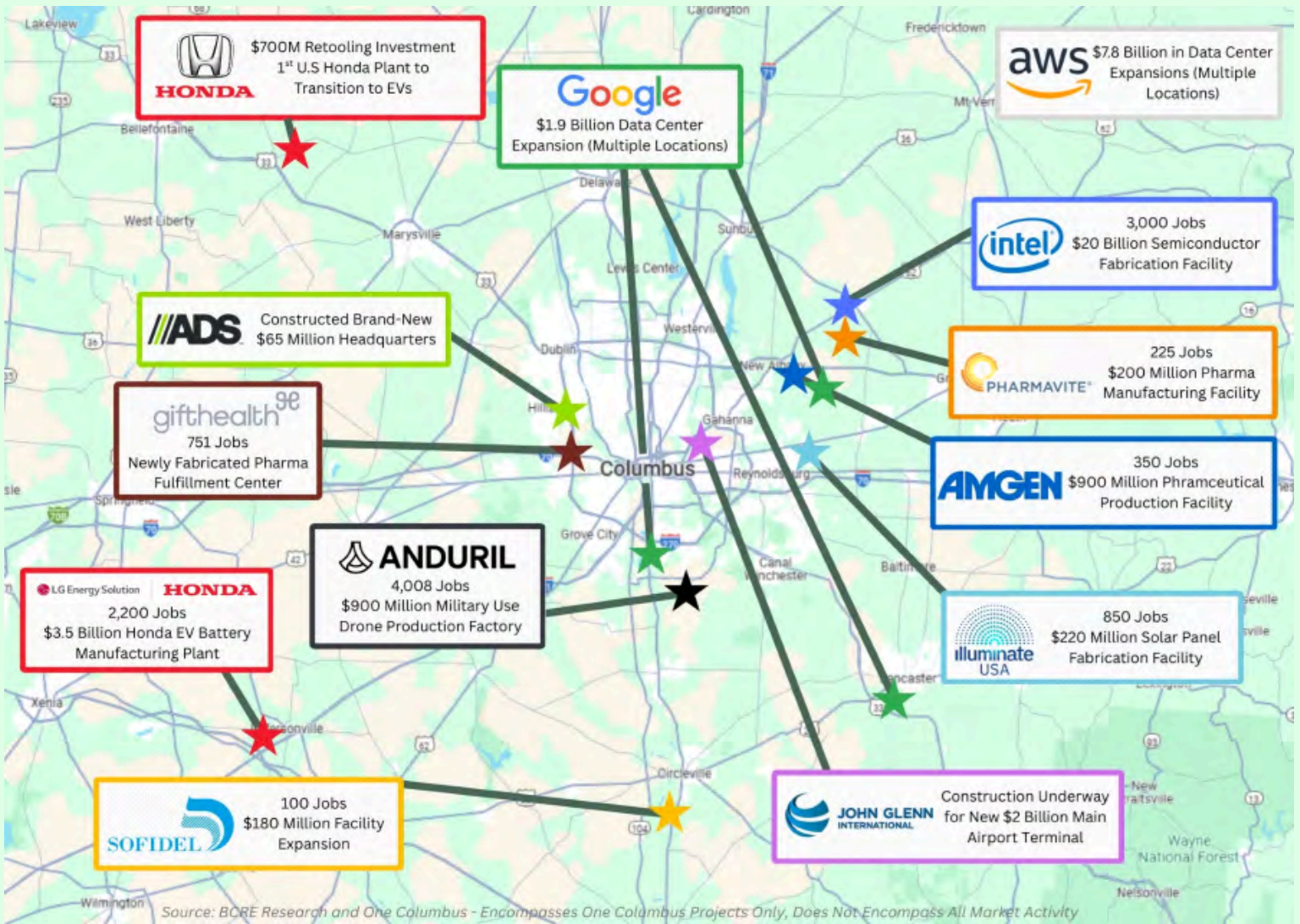
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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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And Confidentiality Agreement
- Continued -**

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