

448 Jackson Pike - Gallipolis, OH 45631 -

MLS: 2427743 - CB - Active - \$375,000

MLS #: 2427743
Status: Active
List Price: **\$375,000**
Listing Type: For Sale
Property Type: Commercial Building
Classification: Retail
Zoning: Commercial

File #:
Status Changed: 01/17/2021
Org. List Price: \$375,000
Style:

**General Listing Information:**

| | | |
|--------------------------------|-------------------------------------|--------------------------|
| Gross Income Yr: | Net Income Yr: | Yr \$ of Goods: |
| Beds: | Sq Ft Total: 1,271 | Acres: 1.23 |
| Baths: | Sq Ft Main: 1,271 | Lot Sq Ft: 53,579 |
| Full Baths: | Sq Ft Level 2: | Lot Dim: |
| 1/2 Baths: | Sq Ft Lower: | Frontage: 138 |
| 1/4 Baths: | Sq Ft Other: | Depth: 364 |
| # Garage: | Sq Ft Unfinished: | Yr Built: 2017 |
| # Parking-Covered: | Sq Ft Source: County Records | Yr Remodeled: |
| # Parking-Uncovered: 26 | # Buildings: 1 | |
| Total Rooms: 6 | # Housing Units: | |

Location Information:

Address: 448 Jackson Pike - Gallipolis, OH 45631
County: Gallia
Section:
Taxes/Yr.: \$3,293.80
GPS: N38° 50.645' W82° 14.608' -- Lat: 38.84408680, Lng: -82.24347490
Directions:

School District:
Subdivision:
Township:
Tax ID#: 00800100406
Range:

Construction Information:

Construction: Brick
Roof Type: Metal
Foundation: Slab on Grade
Heating: Furnace-Gas
Cooling: Central Air

Comments/Remarks: Excellent Business Location in Spring Valley area

Public Descr.: PRIME Commercial Location now available on Jackson Pike. Features Include *Located on one of Gallia County's busiest thoroughfares * High Visibility *Within 1/2 mile of State Route 35 *Within 1/3 mile of Holzer Medical Center *Building constructed in 2017 *High Daily Traffic Count verified by ODOT *26 Parking Spots *Room to Expand on 1.23 acres *Great Business Location Schedule your Showing Today!

Utilities Services:

- Garbage Collection
- Internet-Cable
- Internet-DSL
- Internet-Wireless
- Natural Gas
- Power: AEP
- Sewer: Municipal
- Water: City/Public

Features Property, Features Interior:

- Alarm/Security System
- Close Access to Highway
- Gutters & Downspouts
- Outdoor Lighting
- Flooring- Carpet
- Flooring- Vinyl

Listed By: Melissa Bowman - Wiseman Real Estate

If you have any questions or would like more information about this listing or any other listings on the MLS, please contact: Melissa Bowman c: 740-794-0915 e: mbowman@wisemanrealestate.com. You may call or TEXT me @ this #. Thank you, Melissa



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N82°29'06"E 157.00'

N05°51'22"W 362.89'

303.11'

S02°55'10"E 363.91' Total
304.01'

Survey of a newly
created Parcel for
River Realty being
1.230 acres more or
less from Auditor
Parcel Number
008-001-004-02 as
recorded in Vol. 335
Pg. 219.

Midwest LLC
87 Pg. 887
01-004-05

APPR
GALLIA COU

DATE: 5/9/1

59.78'

59.90'

0°07"E 160.07'

P.O.B.

S82°29'06"W 138.35'

Jackson Pike
County Road

section of the centerlines of Jackson Pike
and 35) and and Colonial Drive (Green

Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.

All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.



