

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY

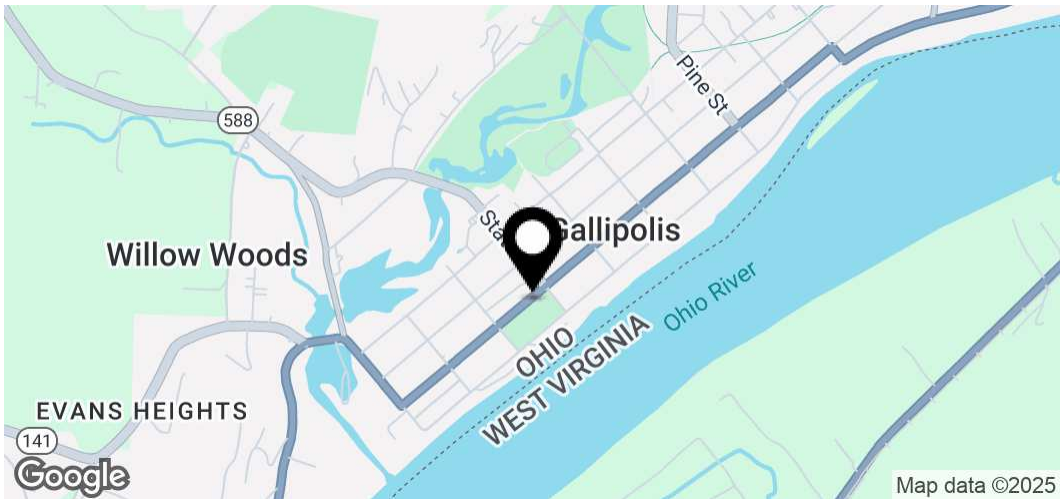
GC Murphy

348 2nd Ave, Gallipolis, OH 45631

Exclusively Represented By:

Abigail Wood
740-794-0140
abigailwood.realtor@gmail.com

RETAIL SPACE FOR SALE



Offering Summary

Price	\$325,000
Price / GSF	\$12.18
GSF	26,681 SF
Year Built	1900

Property Overview

Opportunity to own commercial retail space better known as the "GC Murphy" building. Space rarely comes available in the highly desirable 300 block of Second Avenue, but there's 11,270 square feet on the first floor with over 20,000 square feet total in this building creating endless options. With robust businesses surrounding the building such as Courtside Bar and Grille, Dollar General, and OVB on the Square, the GC Murphy building is primed to see consistent activity. Due to the close proximity to the city park, there are many park events that would bring in foot traffic to the building throughout the year. The building is currently rented on the ground floor, but there are two other floors that could become income producing with renovations.

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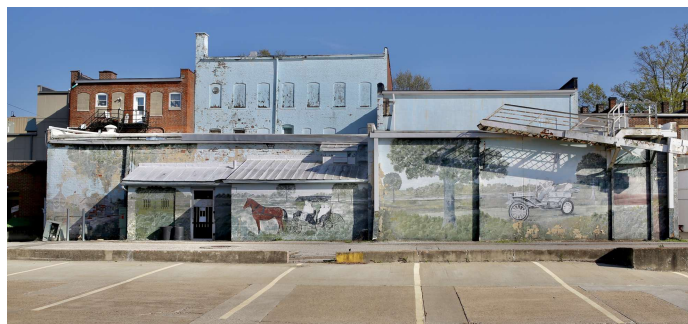
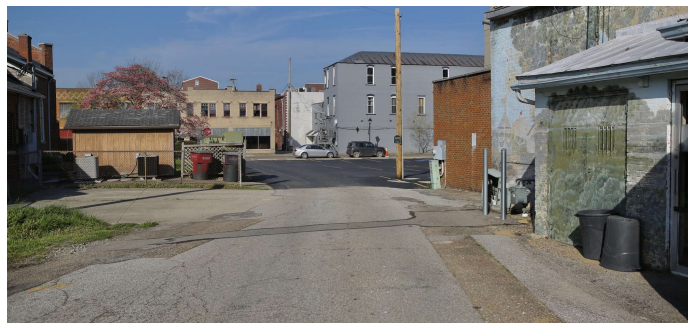
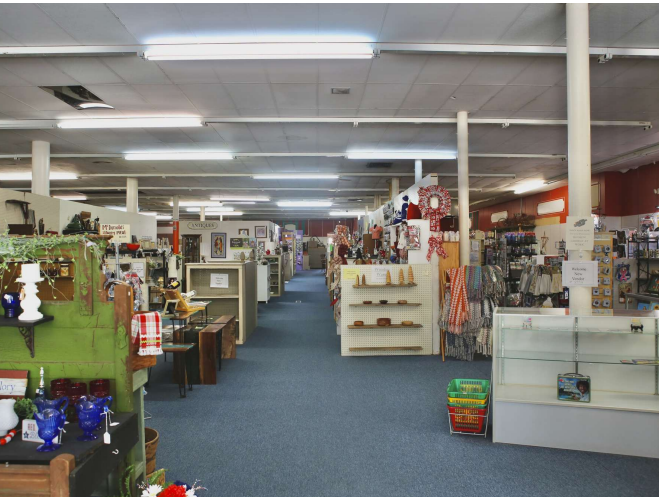
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Additional Photos



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Location Map

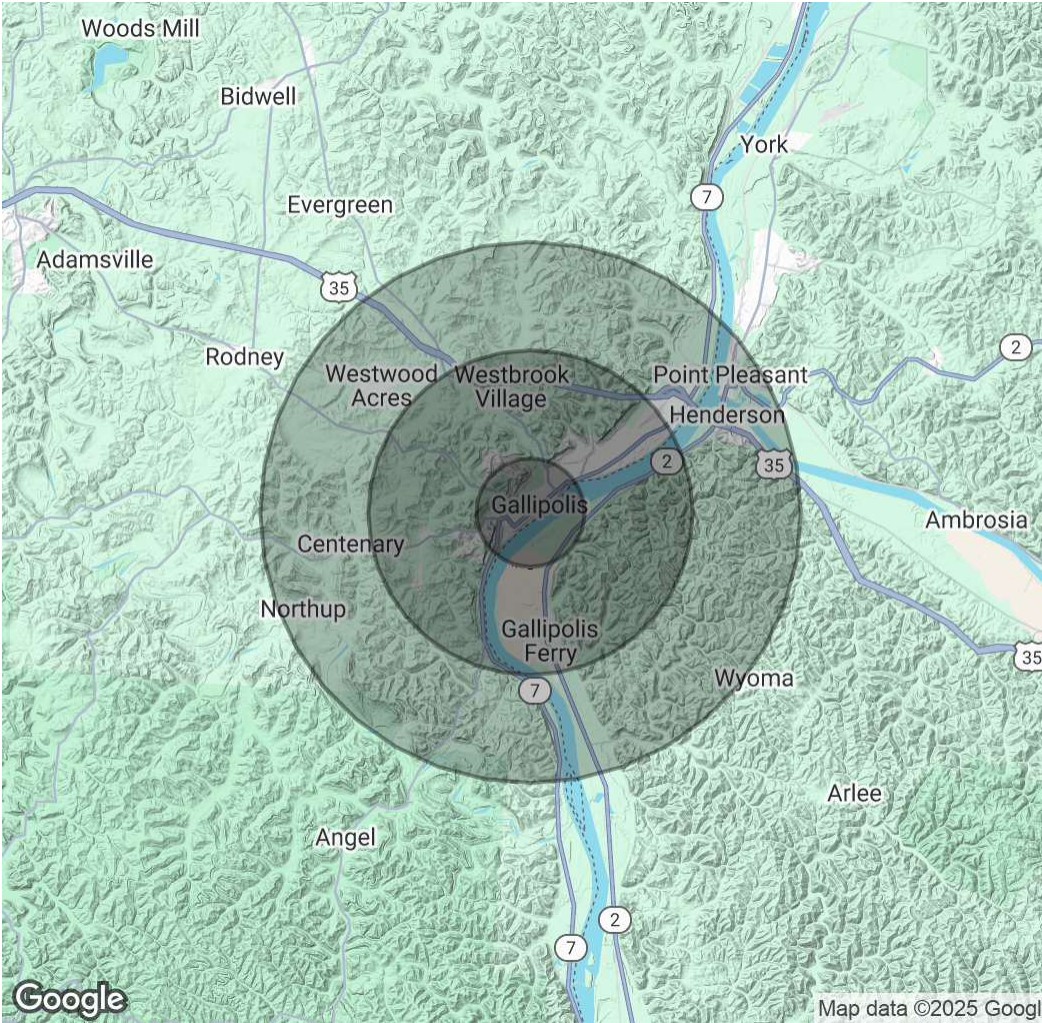


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Population	1 Mile	3 Miles	5 Miles
Total Population	2,377	6,647	13,182
Average Age	44	44	44
Average Age (Male)	43	42	42
Average Age (Female)	46	46	46

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,095	2,965	5,734
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,149	\$75,977	\$75,745
Average House Value	\$216,444	\$212,706	\$188,710



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