

THE VAULT ON COURT

134 East Court Street



Brillerton Investments and T&H Investment Properties are pleased to offer the opportunity to purchase a Class A office property in historic downtown Washington Court House, Ohio.



FOR SALE: \$1,750,000 (\$124/SF)

Year Built	1953
Building Area	14,112 SF
First Floor	7,020 SF
Second Floor	5,672 SF
Lower Level	1,420 SF
Land Area	82.5' x 165' (0.3140 acres)
Parcel Number	212-013-2-00-019-00
Annual Real Estate Taxes	\$3,480.86

PROPERTY FEATURES

- Prominent downtown Washington Court House location, adjacent to County Courthouse
- Two-story brick façade with lower level
- Bank vault with safety deposit area and separate cash storage
- Large fire-protected document storage area with rolling files
- Covered drive-up banking facility
- Covered mechanical equipment area accessible on second level
- Three phase electrical service with 600-amp capacity