



1206 S FAYETTE ST.

WASHINGTON COURT HOUSE, OH 43160

AVAILABLE FOR SALE

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PROPERTY DETAILS

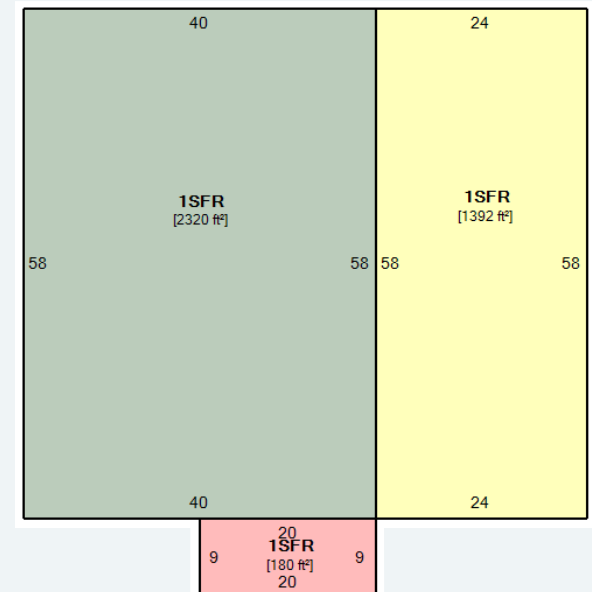


8.91 acres

- Located in Washington Court House, Union Township. Property not located in Washington Court House corporation limit.
- Zoning: Industrial "I" – Fayette County
- Two (2) outbuildings:
 - Building 1 (Warehouse Building) 3,892 SqFt with 2 – 10'x10' drive-in door and 1 – 12'x12' drive-in door, 10-12' ceiling heights, 3-phase / 200-amps, One (1) restroom
 - Building 2 (Office Building) – 432SqFt – 100% HVAC with one (1) restroom.
- Approximately 50% of site previously graveled with overgrowth currently
- Parcel 1: 5.06 acres – Fayette County ID: [190-019-0-00-036-00](https://www.fayettecountyohio.gov/parcel/190-019-0-00-036-00)
- Parcel 2: 3.85 acres – Fayette County ID: [190-019-0-00-037-00](https://www.fayettecountyohio.gov/parcel/190-019-0-00-037-00)
- Property is 100% fenced/secured and two (2) access gates
- Onsite scale included in sale, last certified in 2022, included as is
- Sale Price: \$795,000

 [CLICK HERE FOR AERIAL VIDEO](#)

FLOOR PLAN



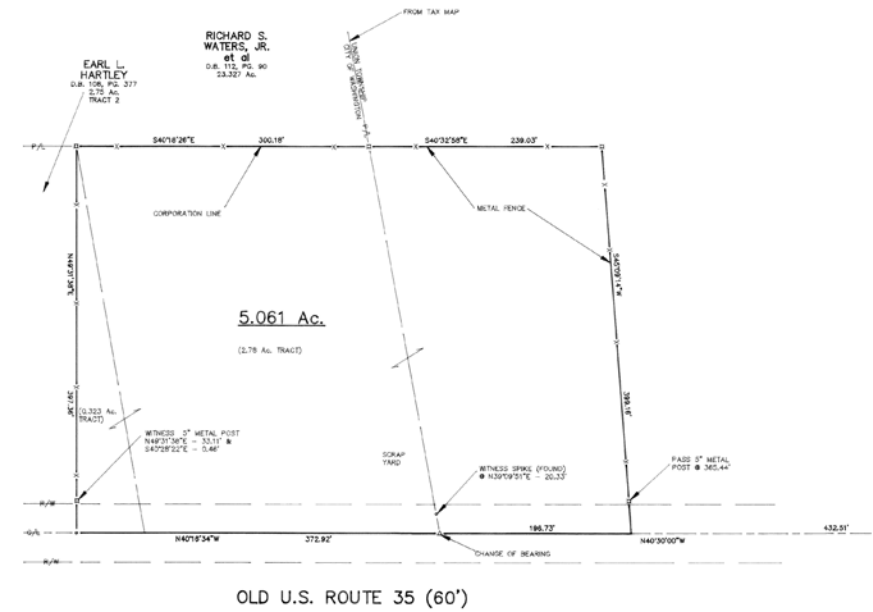
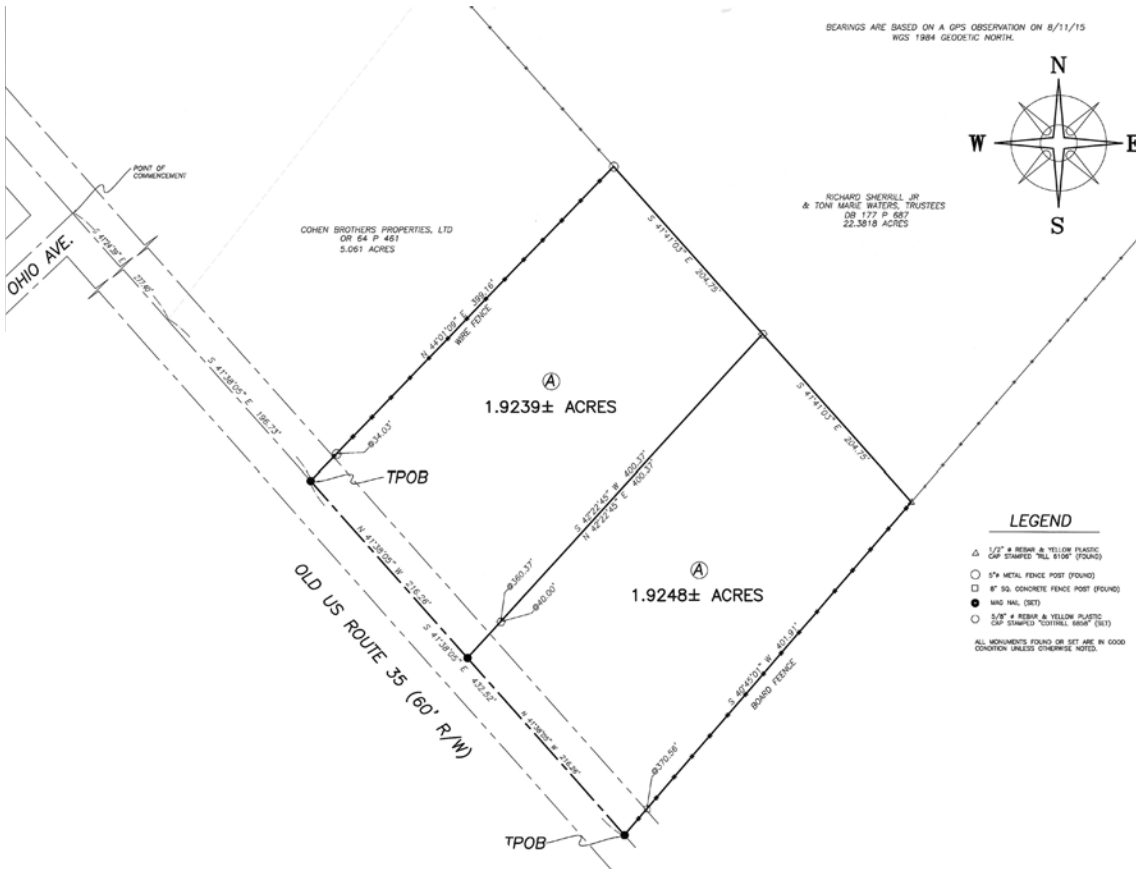
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SITE SURVEY



LEGEND

- 5/8" IRON ROD (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5" METAL POST (FOUND)
- SPIKE (FOUND)
- X--- METAL FENCE (FOUND) GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN

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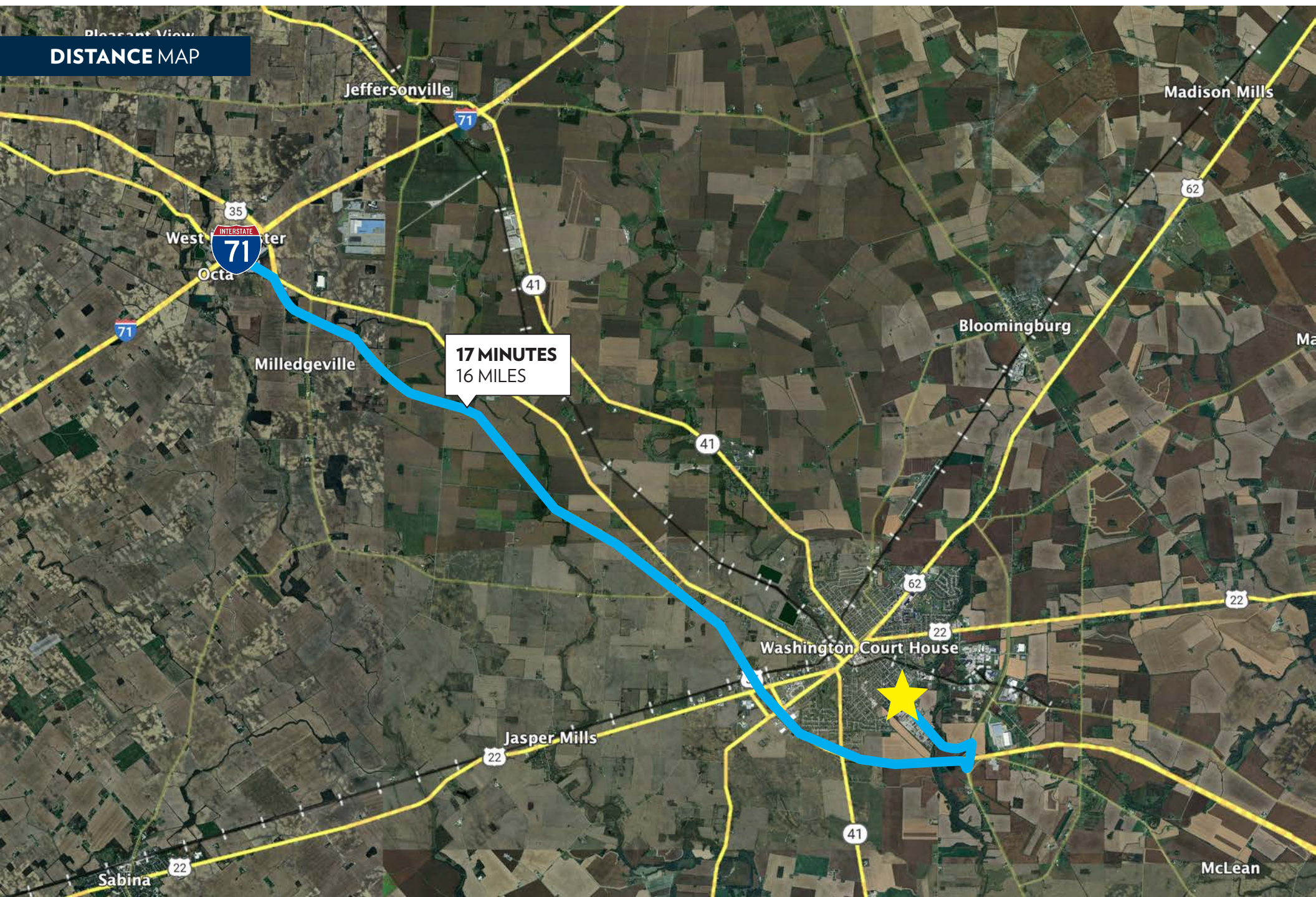
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DISTANCE MAP



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PARCEL OUTLINE



TOWER MOBILE HOME PARK & SALES LLC 23.33

HARTLEY DAVID L ETAL .83

DE TOMMY L & VICKI K .223

MARTIN PATRICIA A .223

IEY ACTON TRUSTEE .189

STEN R O .1148

PATCH JASON .22

STEPTER PAULA K .227

JAMISON BENJAMIN F V .119

R CHARLES RICHARD .138 SMITH JASON .227

G JUANITA M .138

LEACH JEFF .226

LEACH JEFF .226

DAILEY DESTANIE M .197

MUSTAIN ROY E II .158

KNORR PAUL E & DEBRA A SURV .207

Y S .158

RT .207

& BARBARA .169

CUTRIGHT ANGELA D & KATHRYN R ENTREKIN .162

HAEL T & ASHLEY .188

ESCALANTE DAVID & ESCALANTE JESSICA .164

R SURV & BROWN CALEB SURV .188

CTON MARY F TRUSTEE OF & RODNEY ACTON TRUSTEE .173

LIAM .188

MORROW TODD .176

LINDSAY KIRSTEN CHRISTIANA .184

STEGS RENTALS LLC .188

KIMMEY RENITA G .188

RONALD CHARLESTON III .197

LOUGH ANTONIO .193

MICHELLE R .193

STOPHER M .205

EN RONNI .211

OLD 35 PROPERTIES LLC 10.00

R STEVEN W .218

19

ENE .228

COHEN BROTHERS PROPERTIES LTD 5.061

COHEN BROTHERS PROPERTIES LTD 1.9239

COHEN BROTHERS PROPERTIES LTD 1.9248

PATTON JEREMY ANDREW TRUSTEE 1.916

1429 SOUTH FAYETTE STREET LLC 22.28

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