



9 W Washington St

9 W Washington St, Jamestown, OH 45335



**COLDWELL BANKER
COMMERCIAL**
HERITAGE



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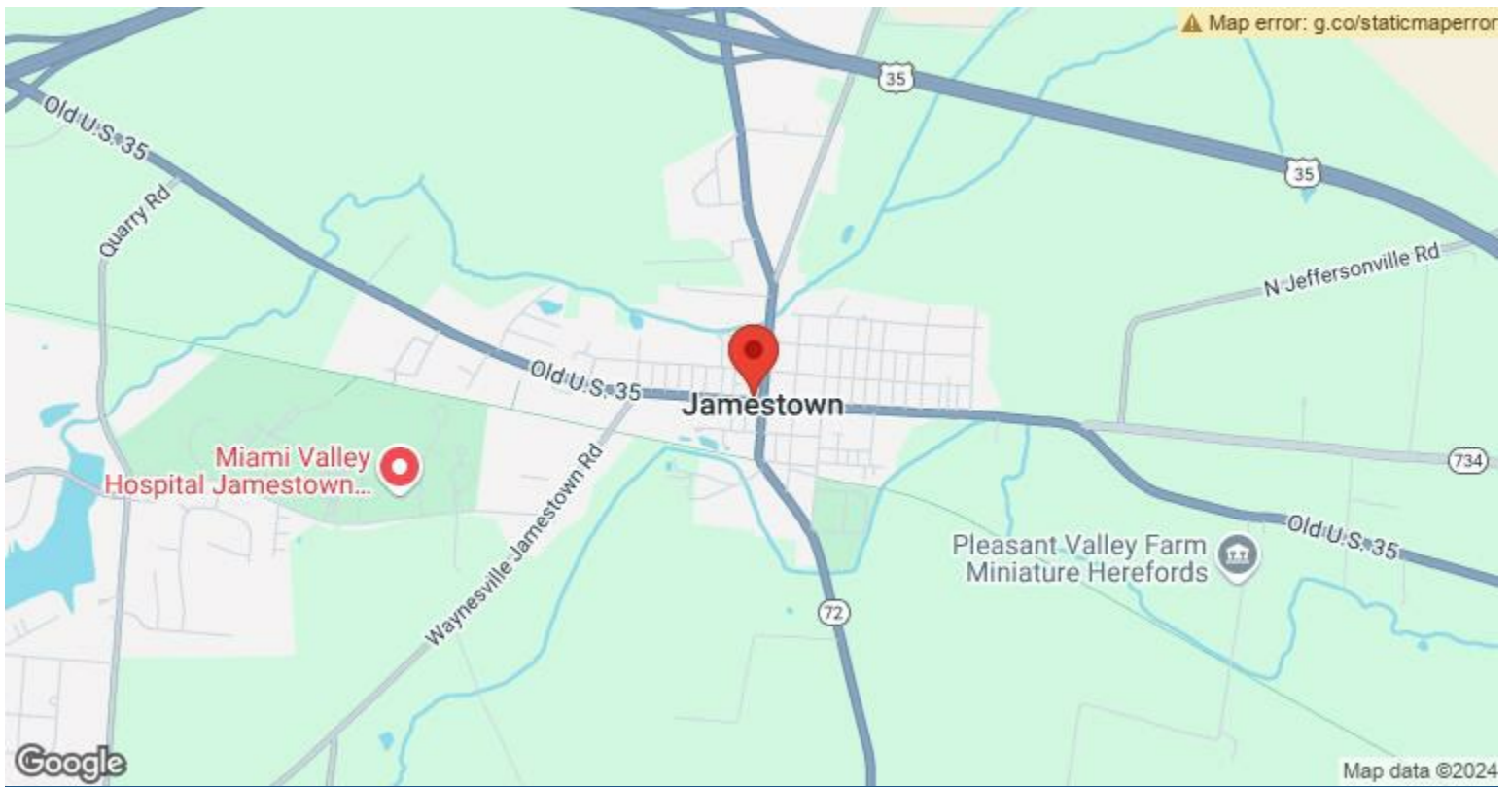
9 W Washington St

\$190,000

9 W. Washington St. in the Village of Jamestown offers historic charm, with all of the modern conveniences of a recently remodeled space. This attached corner property is historic (c.1900), zoned General Commercial (C2), with a loft above. Ideal for a live/work unit, Air BnB, or owner-occupied professional services/retail location. Fully rehabbed in 2022 with new roof, two new HVAC units (one per floor), new drywall, lighting, finishes, appliances, among many others, totaling over \$96k in upgrades. Building dimensions are 18'x60' (+/- 2160 SF per Greene Co. records). Many permitted uses (see attached zoning resolution) including a retail store, cafe/deli, salon/barber shop, boutique, etc. Currently, the ground level studio functions as a personal training/gym, with a break/kitchen area on the mid-level and residential loft above. There is one half restroom on Floor 1, and a full bathroom with shower on Floor 2. Dedicated parking for (1) car within the fenced back area; adjacent to a public parking lot. Gym equipment is negotiable at an additional cost, if desired by Buyer. Submittal of Proof of Funds required prior to showings, by appointment, with 24-hour...

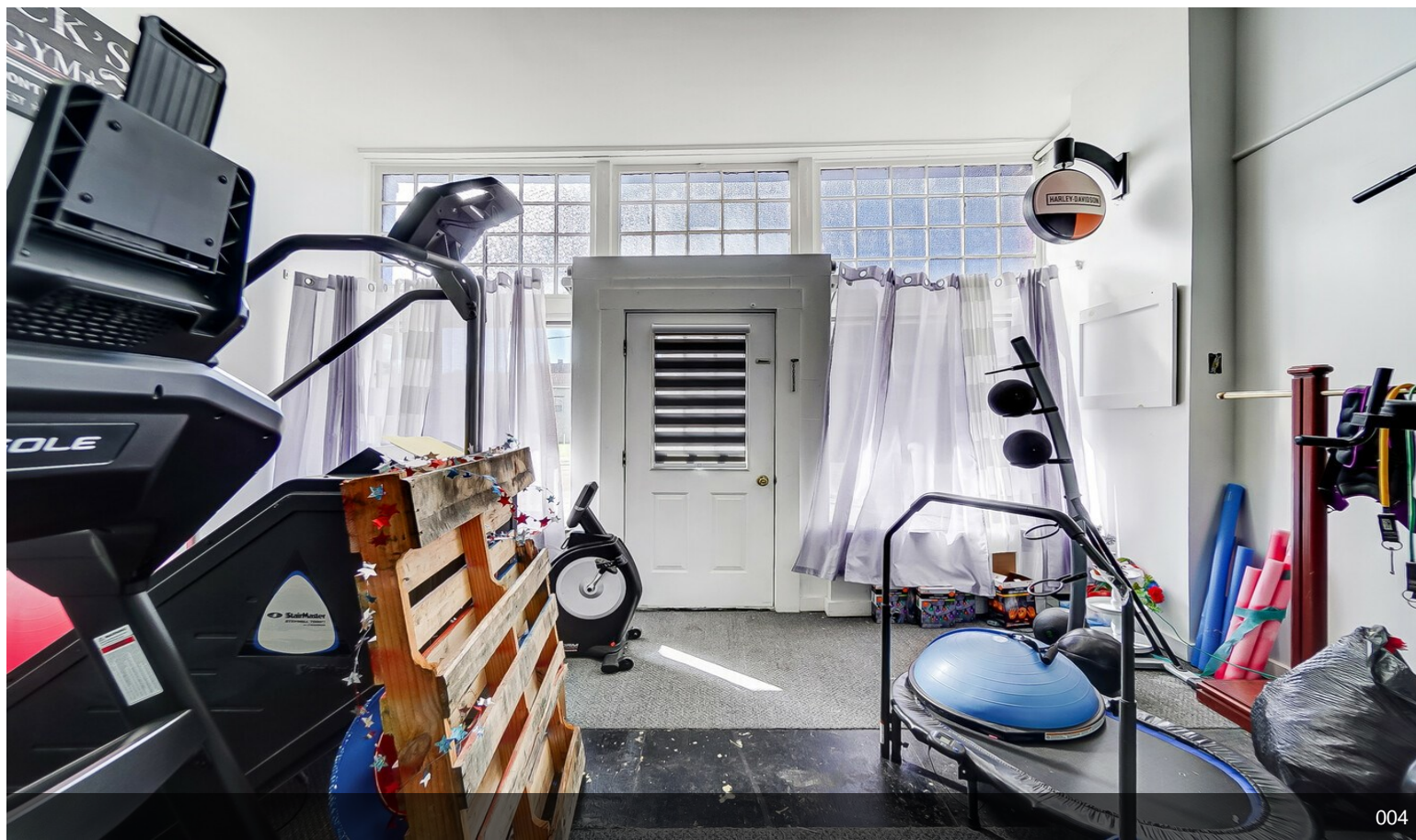


Price:	\$190,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1,793 SF
Gross Leasable Area:	2,142 SF
No. Stories:	2
Year Built:	1900
Tenancy:	Single
Parking Ratio:	0.46/1,000 SF
Clear Ceiling Height:	12 FT
Zoning Description:	R-Retail
APN / Parcel ID:	J27-0001-0003-1-0010-00
Walk Score ®:	40 (Car-Dependent)

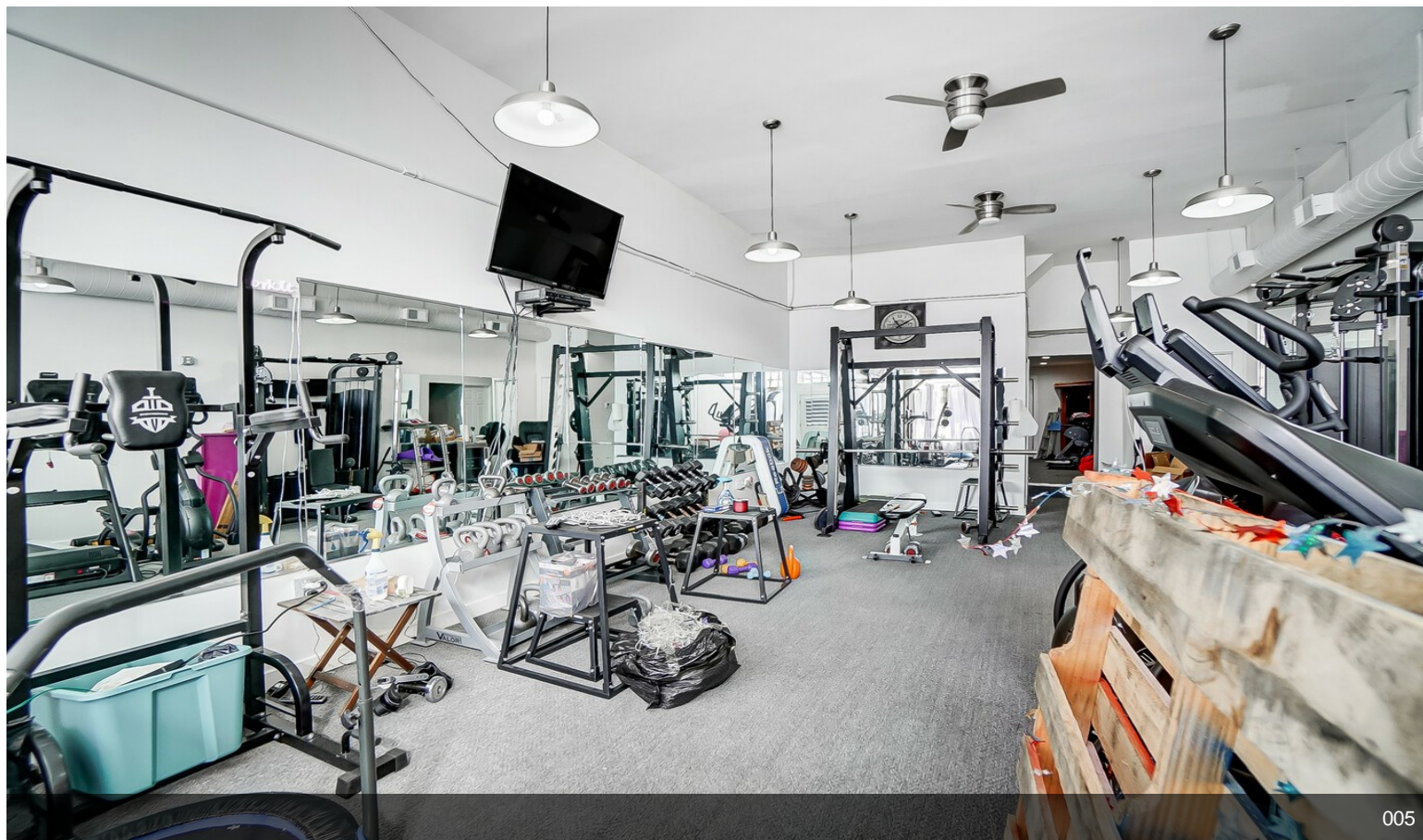


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Property Photos

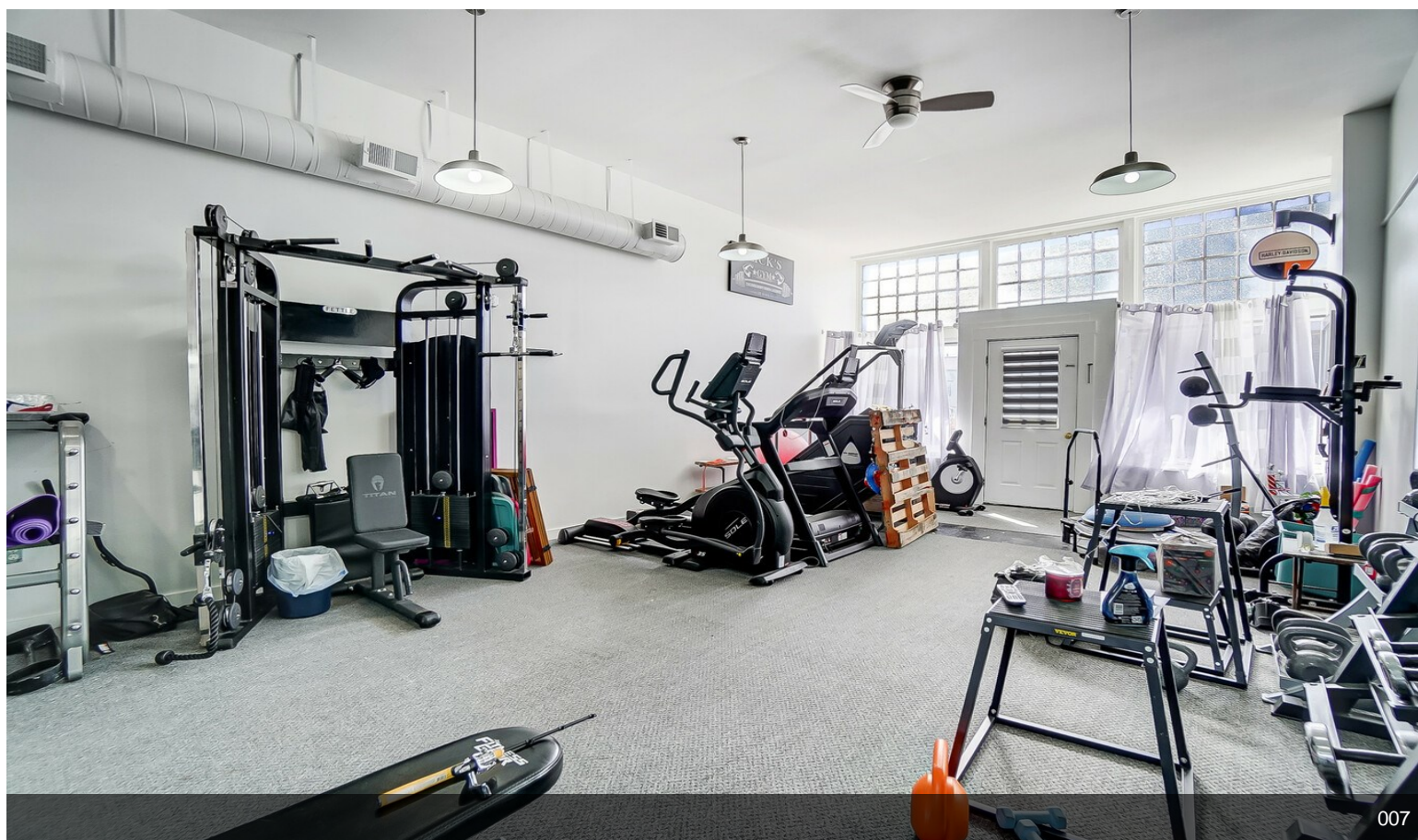
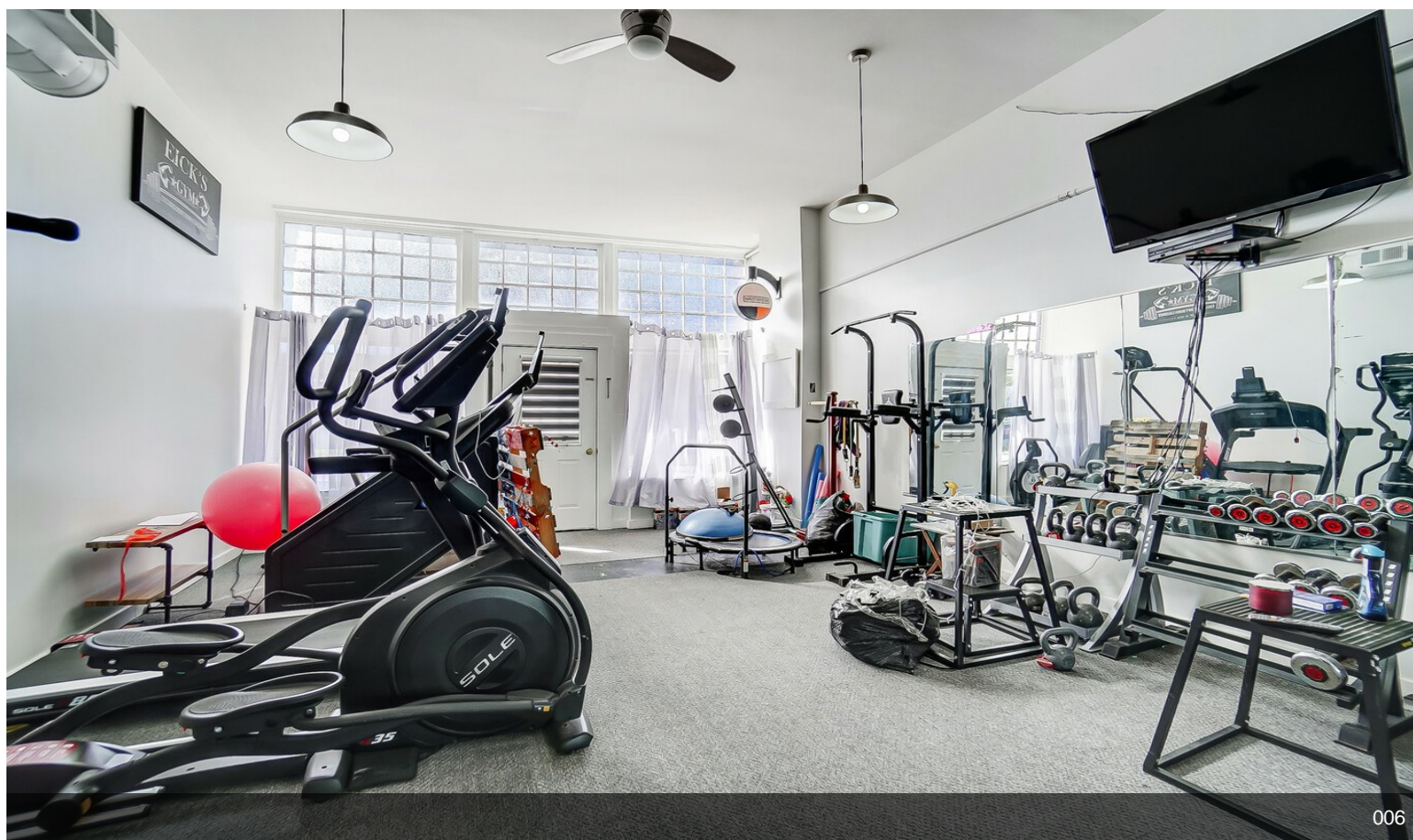


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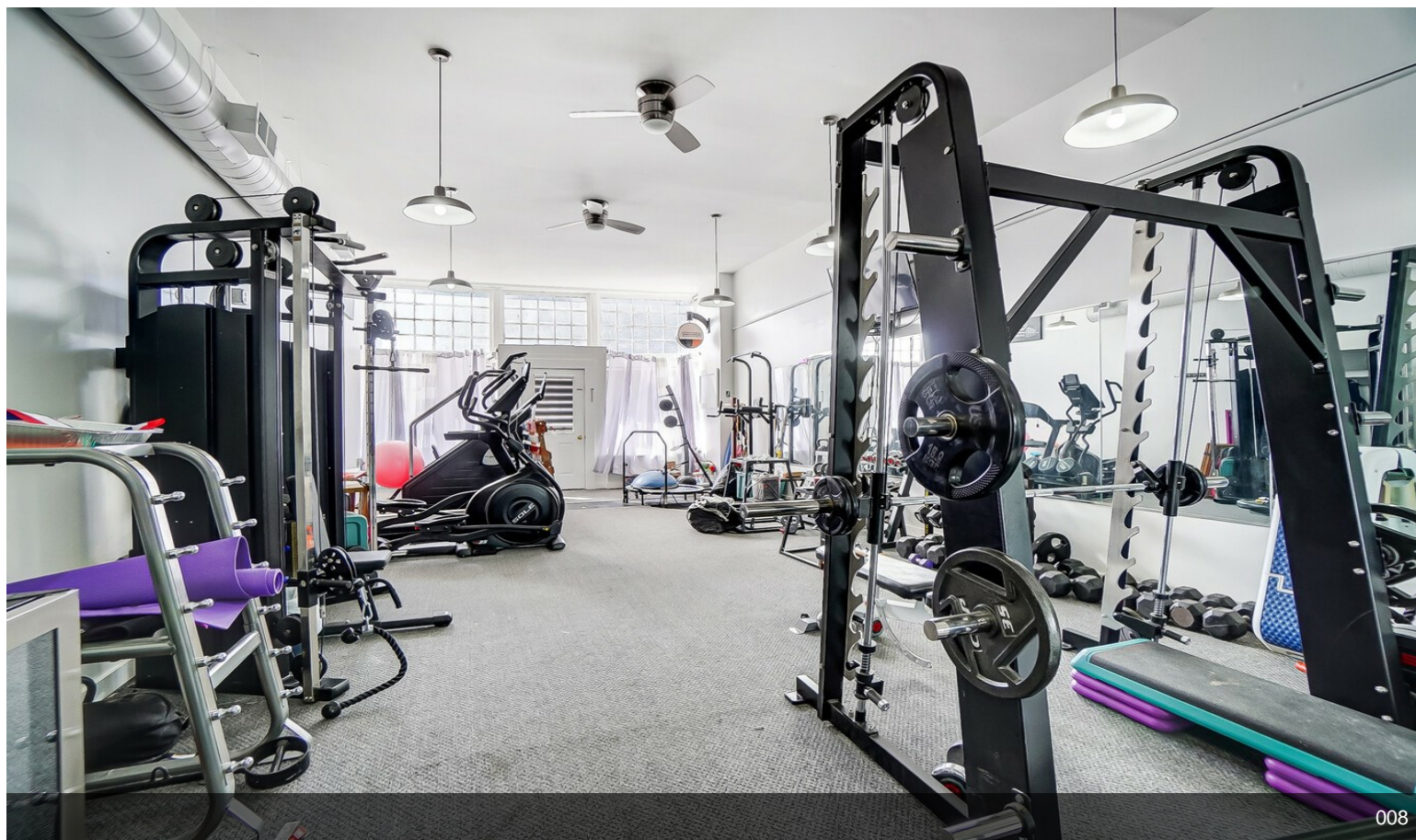


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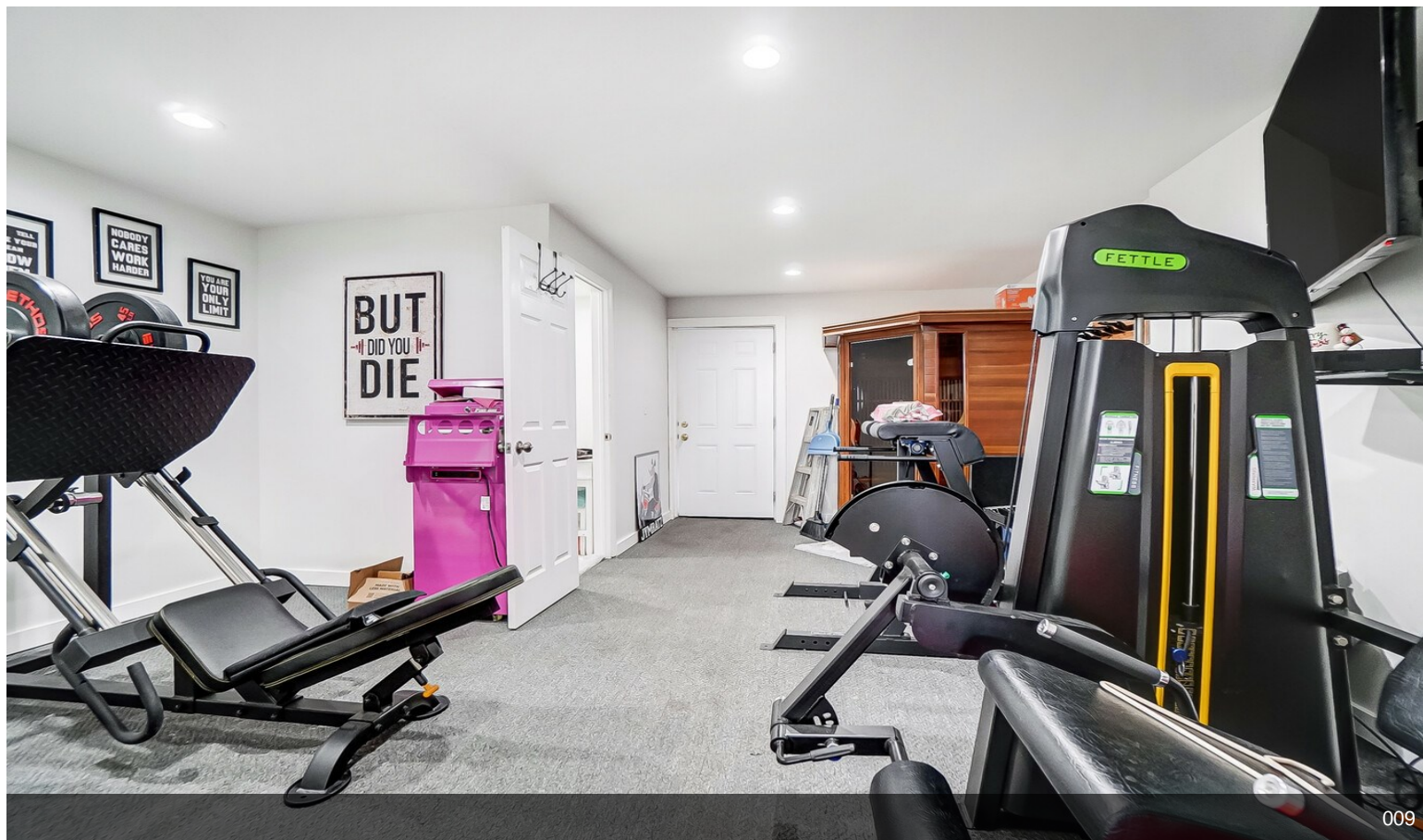
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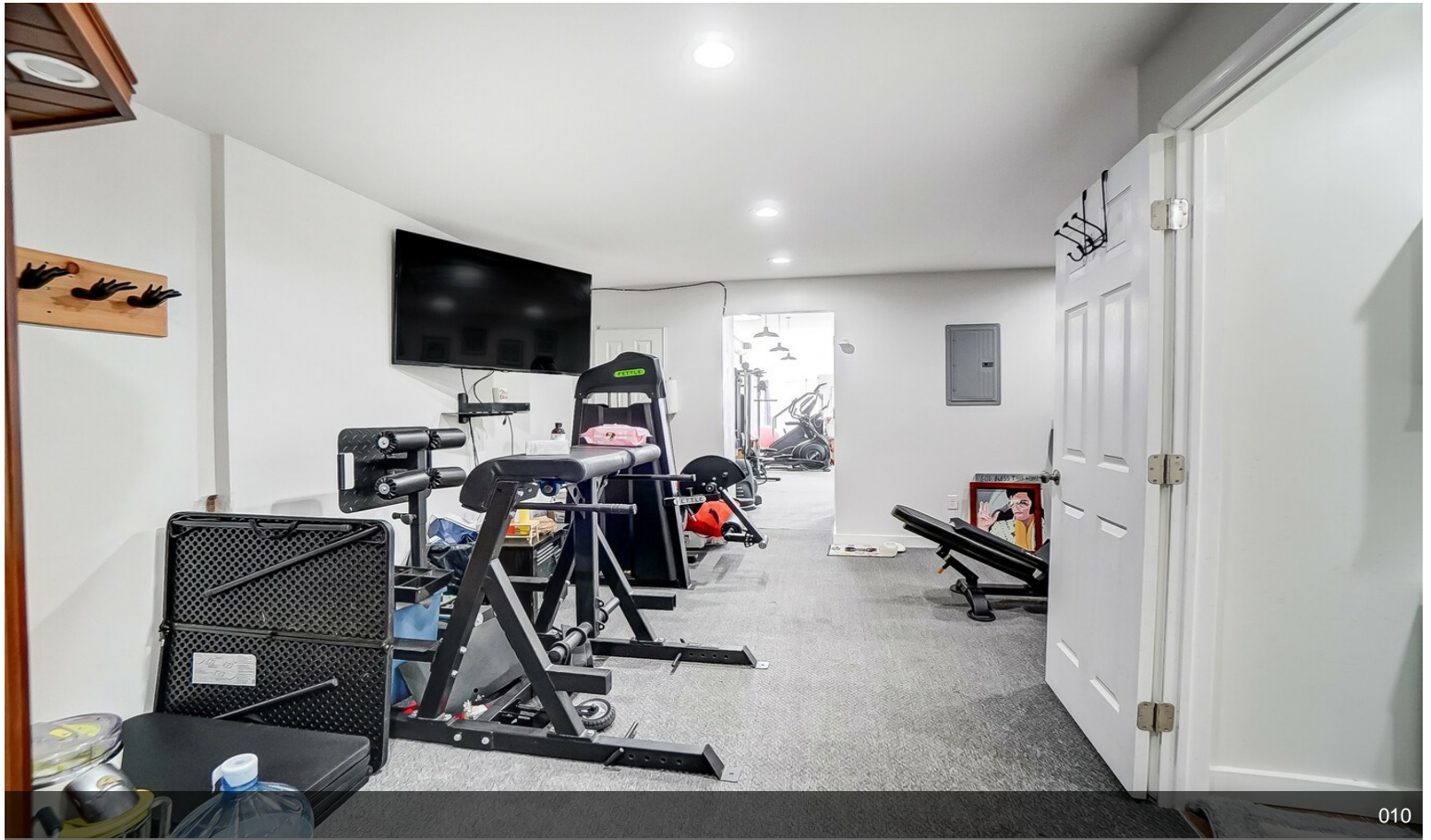


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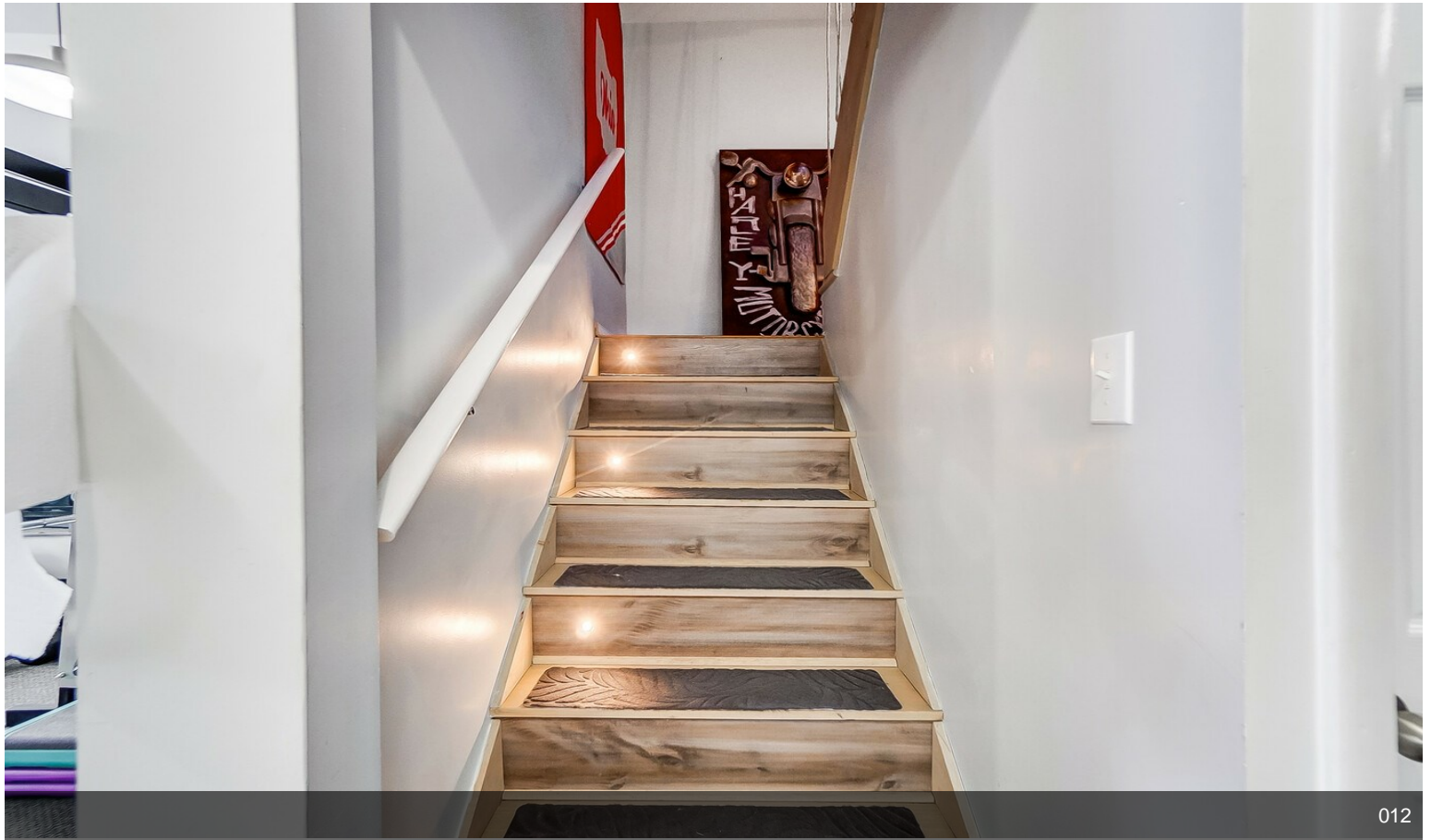


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Property Photos



Property Photos



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Property Photos



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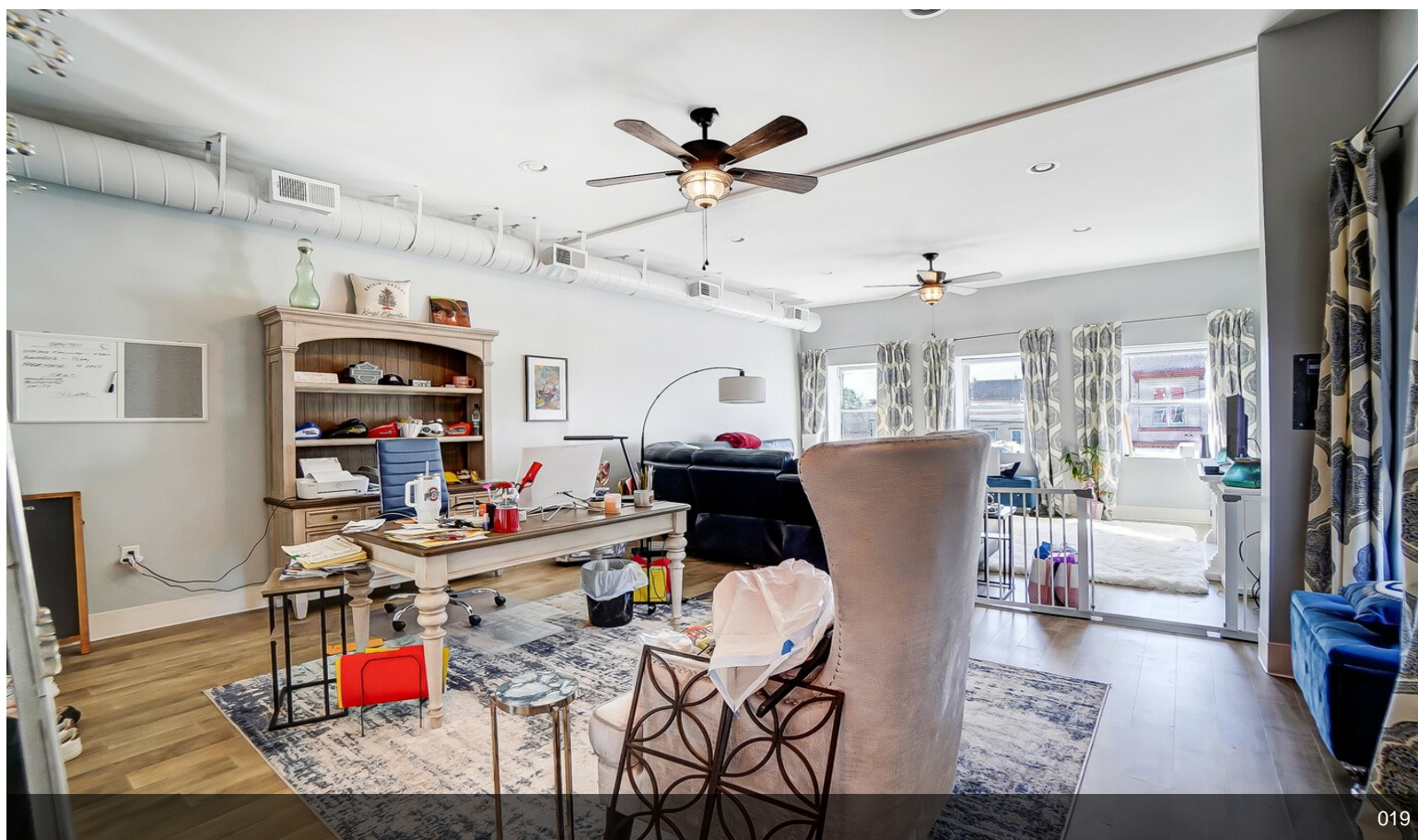


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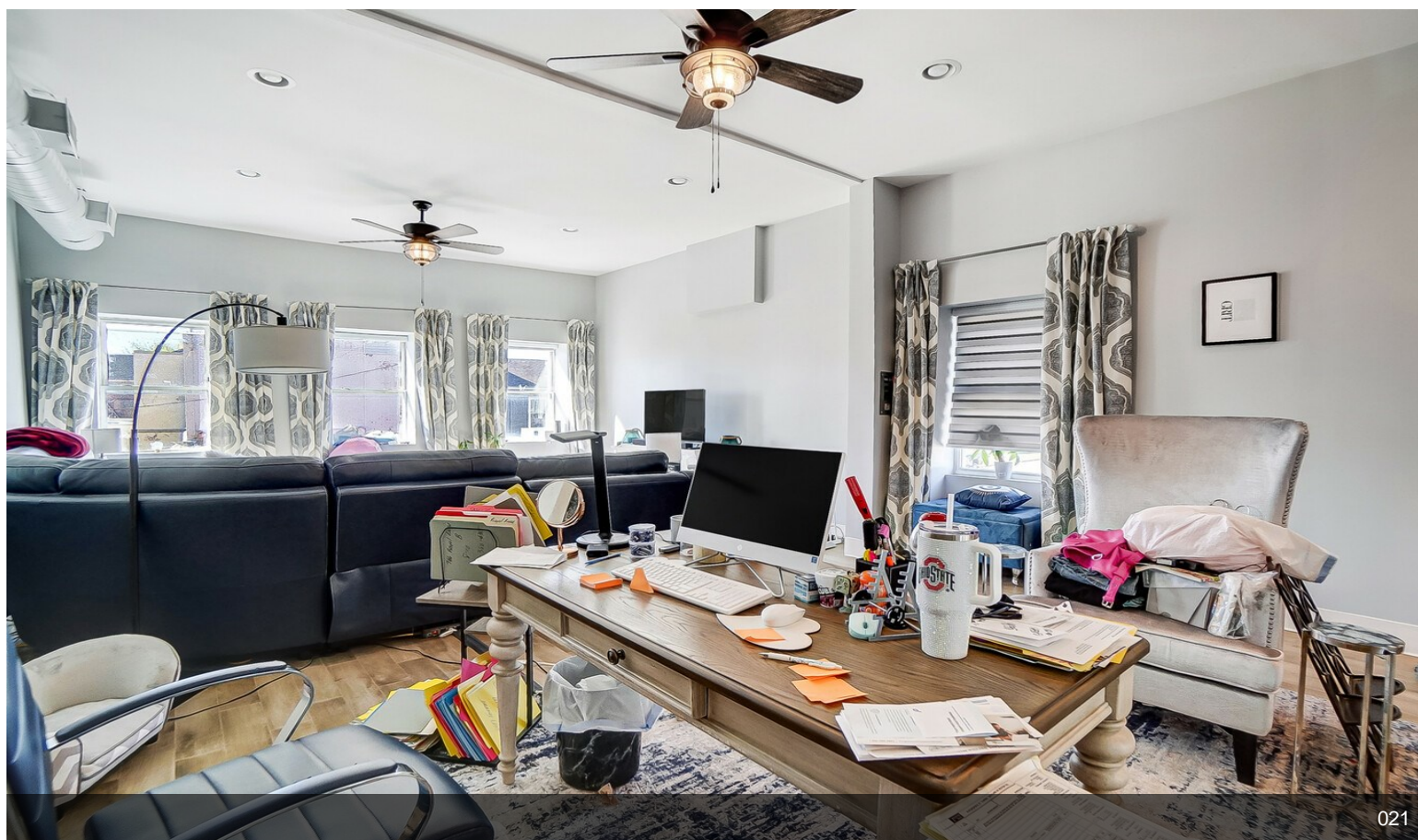
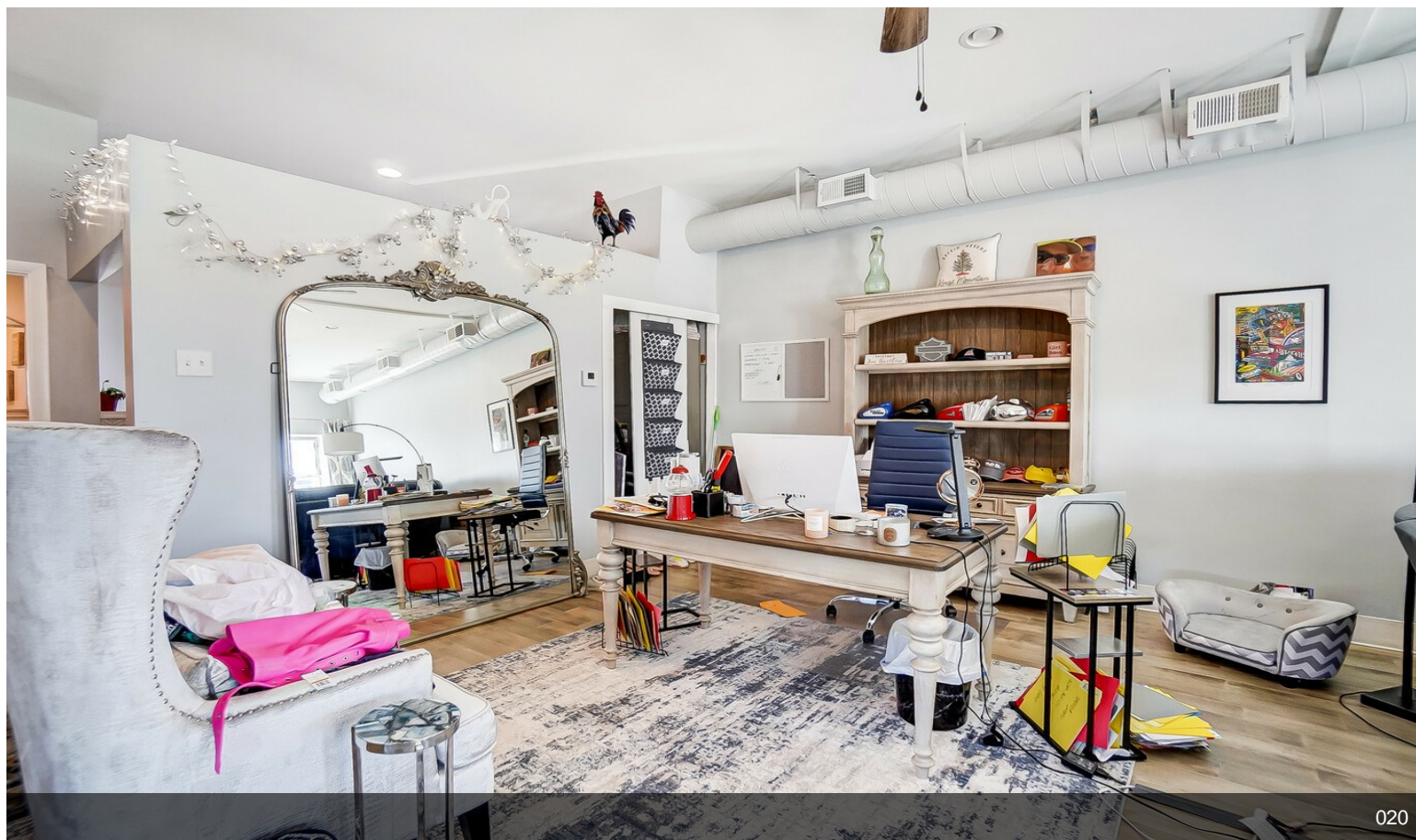


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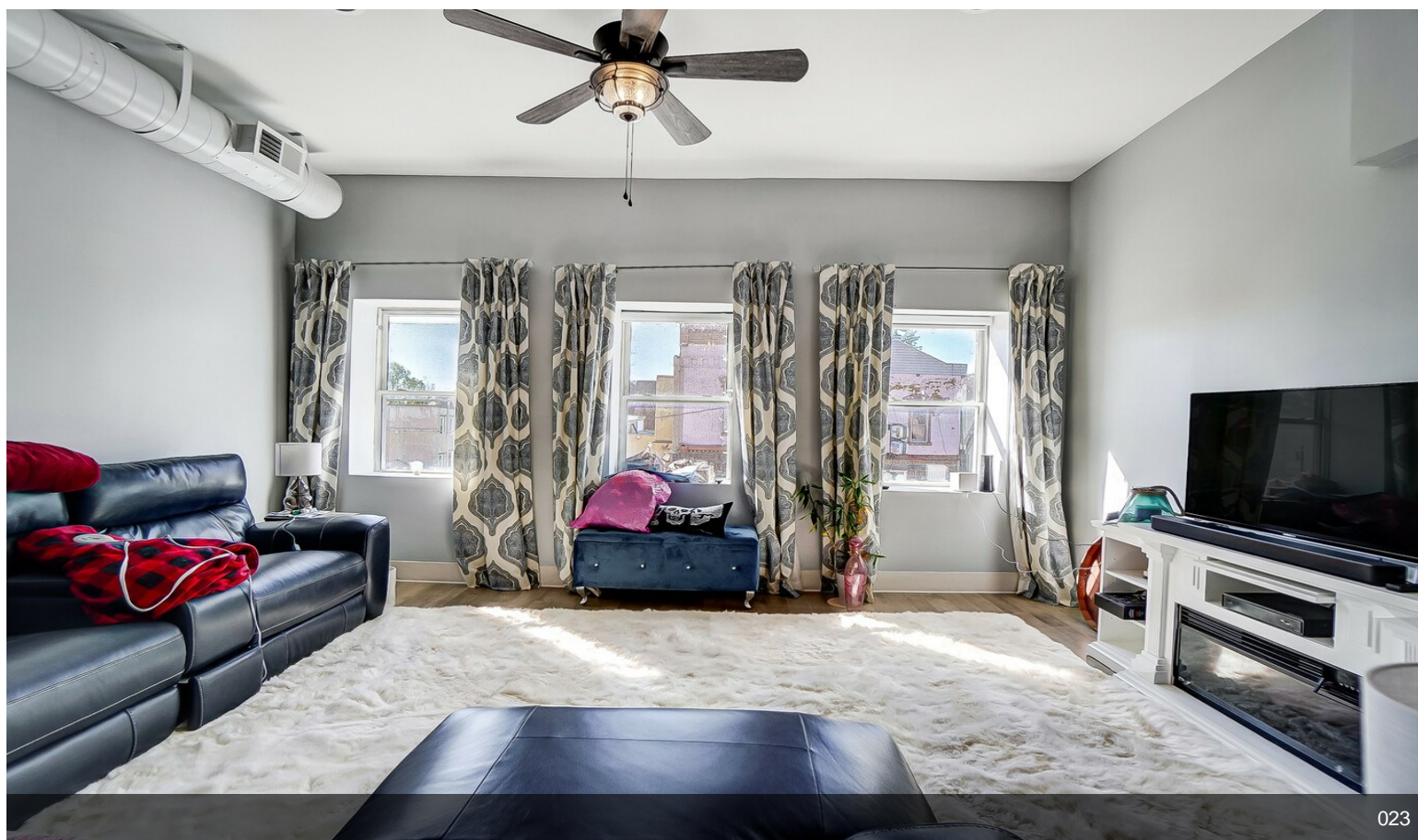


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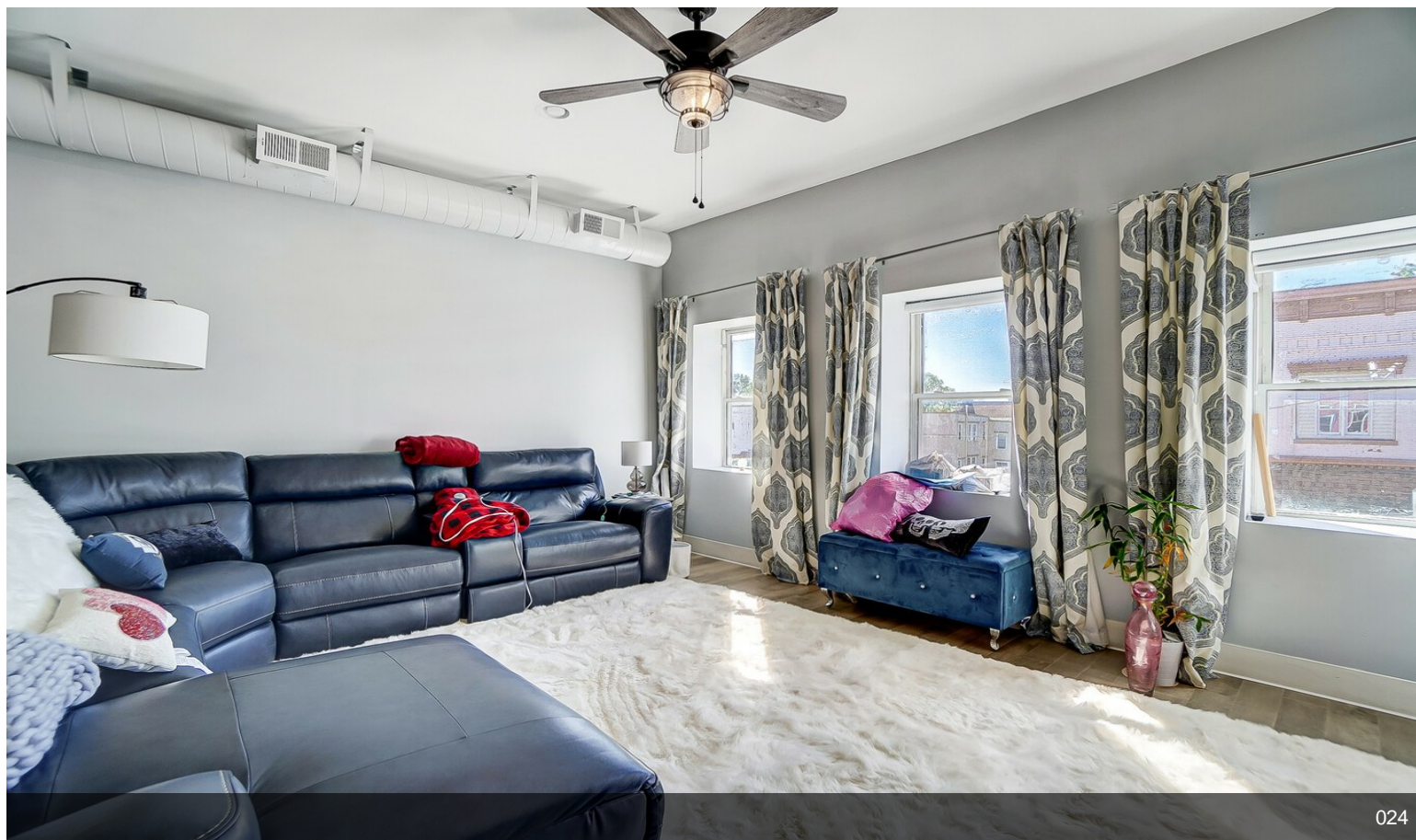
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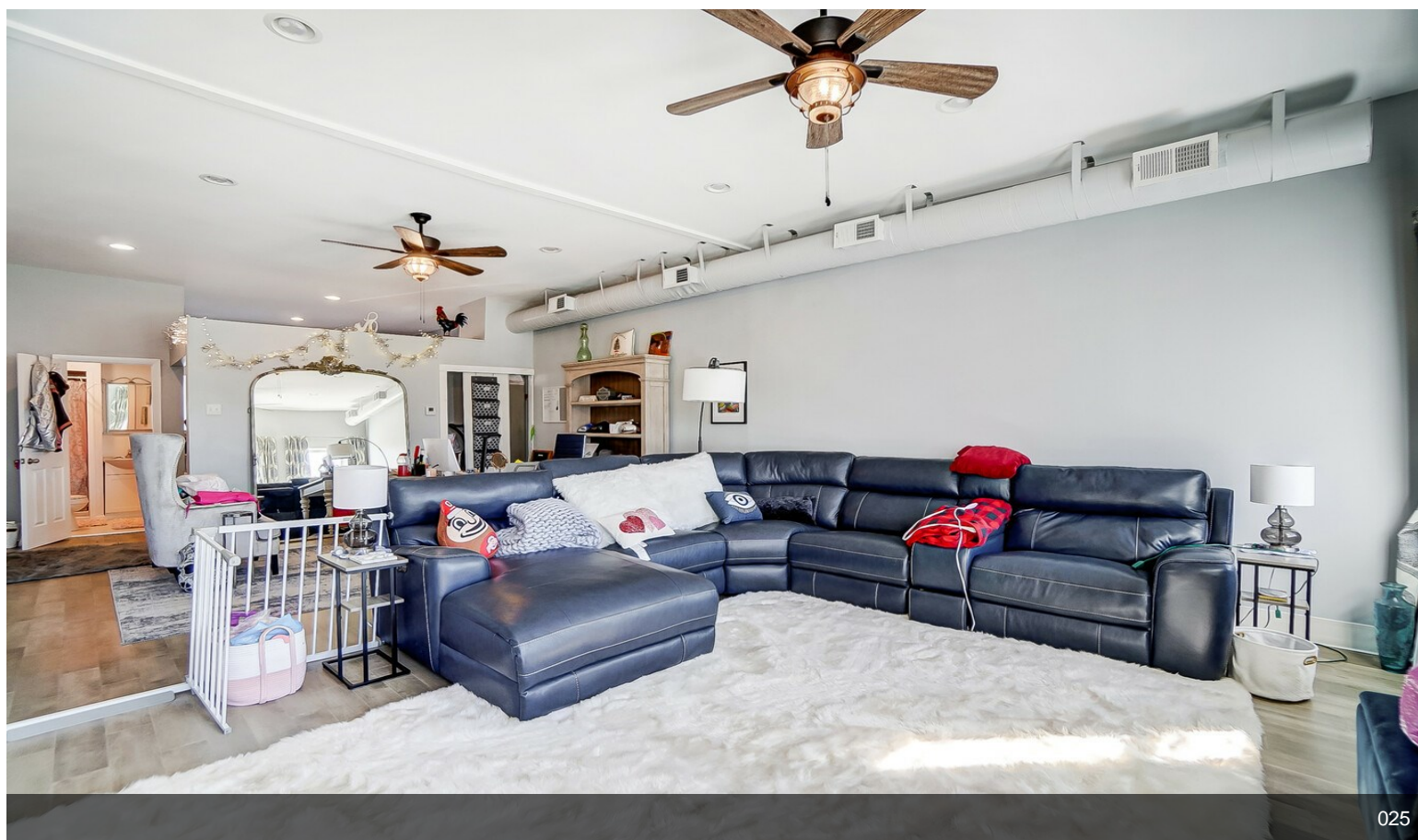
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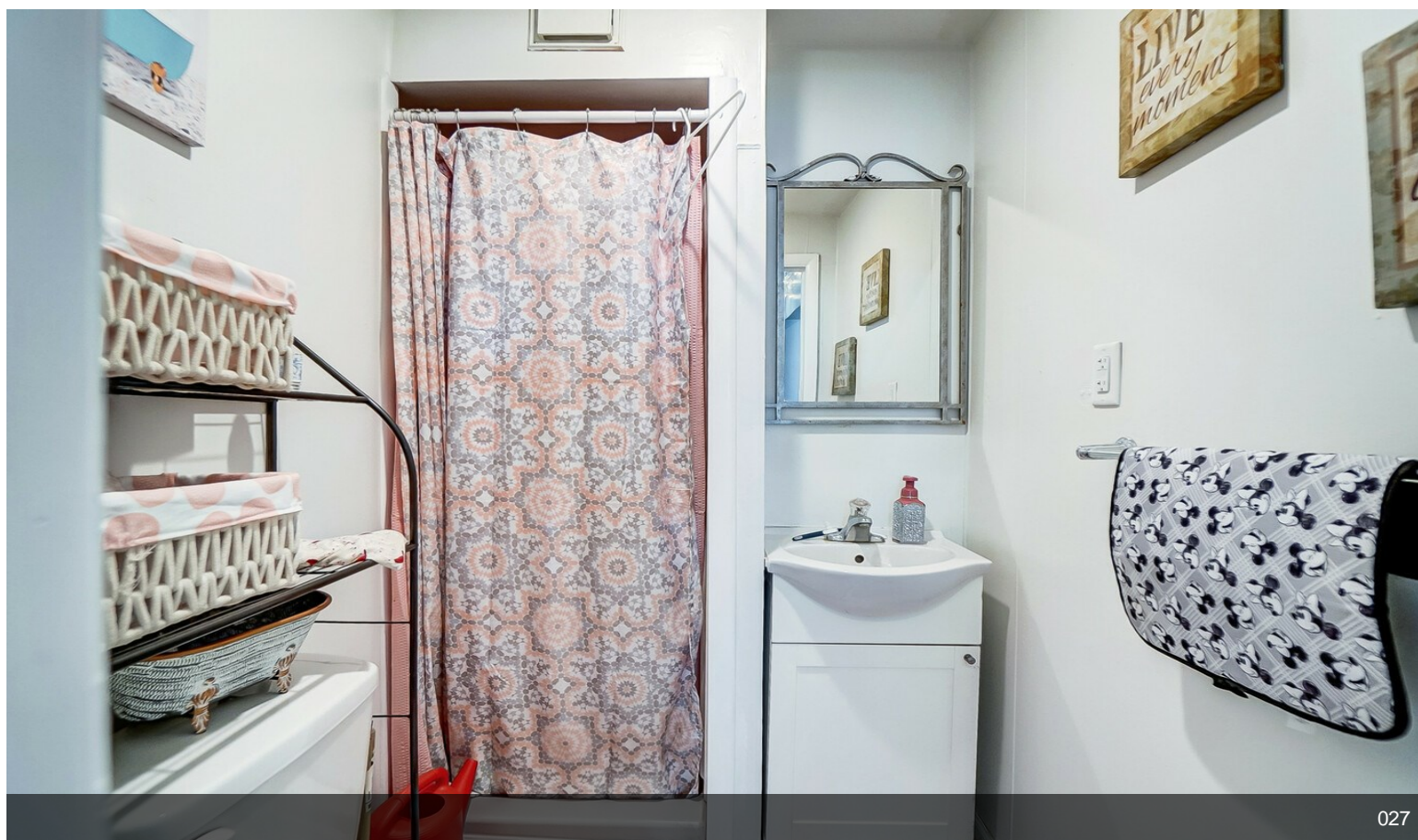


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Property Photos



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