



**220 E STATE STREET**  
**OFFICE BUILDING FOR SALE**

**TUSCARAWAS COUNTY**  
**NEWCOMERSTOWN, OHIO**

**\$319,900**



**FOR SALE**



**Lepi & Associates**  
Real Estate Services



# Lepi & Associates

Real Estate Services 



## Welcome

Thank you for viewing the property located at 220 E State Street, Newcomerstown. I hope you find this information helpful. This offering consists of an amazing office building in Tuscarawas County featuring 2220 square feet of office building situated on .70 acres. This building would also make a great medical office, professional office, or retail store.

Lepi & Associates Real Estate Services  
Roberta (Bobbi) Lepi, Broker, Realtor, G.R.I.  
740.891.1068 Call or Text  
1257 Maple Avenue, Zanesville Oh 43701  
[blepi@lepirealestate.com](mailto:blepi@lepirealestate.com)  
[www.LepiRealEstate.com](http://www.LepiRealEstate.com)





# THE OFFERING



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View Virtual Tour

# 220 E STATE STREET NEWCOMERSTOWN

## IMPORTANT DETAILS

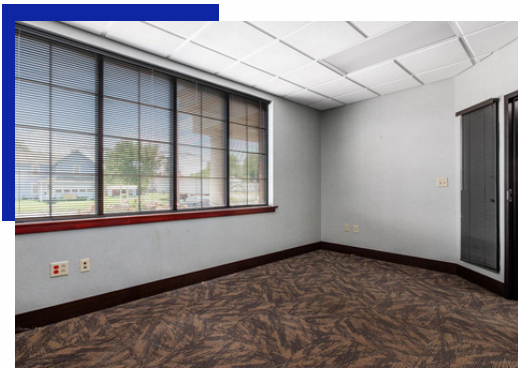
- 2,220 Sq Ft Building
- .70 Acre
- Masonry Construction
- Annual Taxes: \$4908
- Forced Air/Central A/C
- Handicap Accessible
- Public Utilities
- 25 Parking Spaces
- Reception
- Private Offices
- Flexible Layout
- Employee Break Area
- Restroom
- 3 Drive Thru Lanes
- Security System



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OFFICE



ENTRANCE/RECEPTION



RECEPTION



OFFICE



RECEPTION



OPEN FLOOR PLAN



3 DRIVE THRU LANES



PARKING



PRIVATE OFFICE



# 220 E STATE STREET FLOOR PLAN



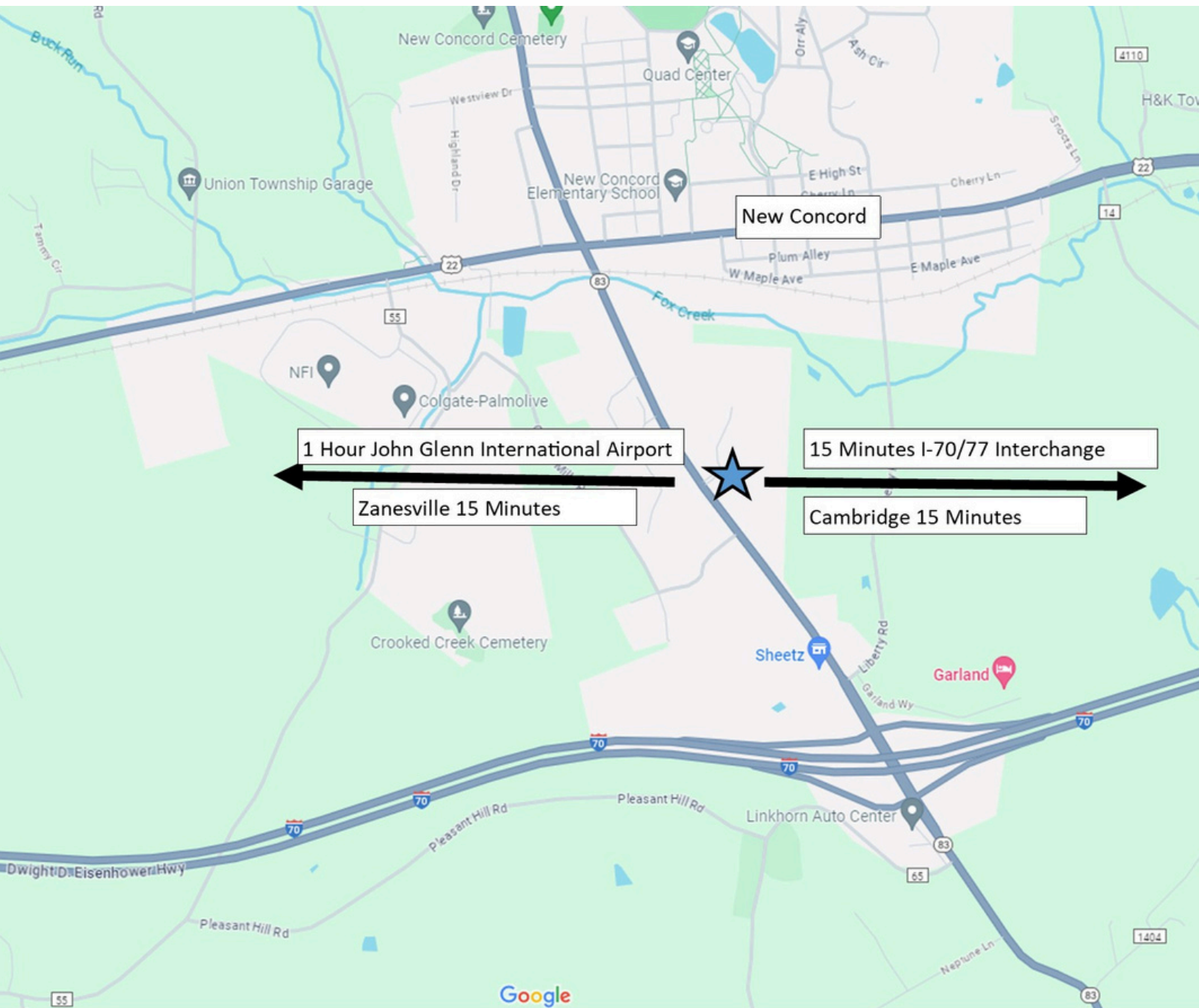
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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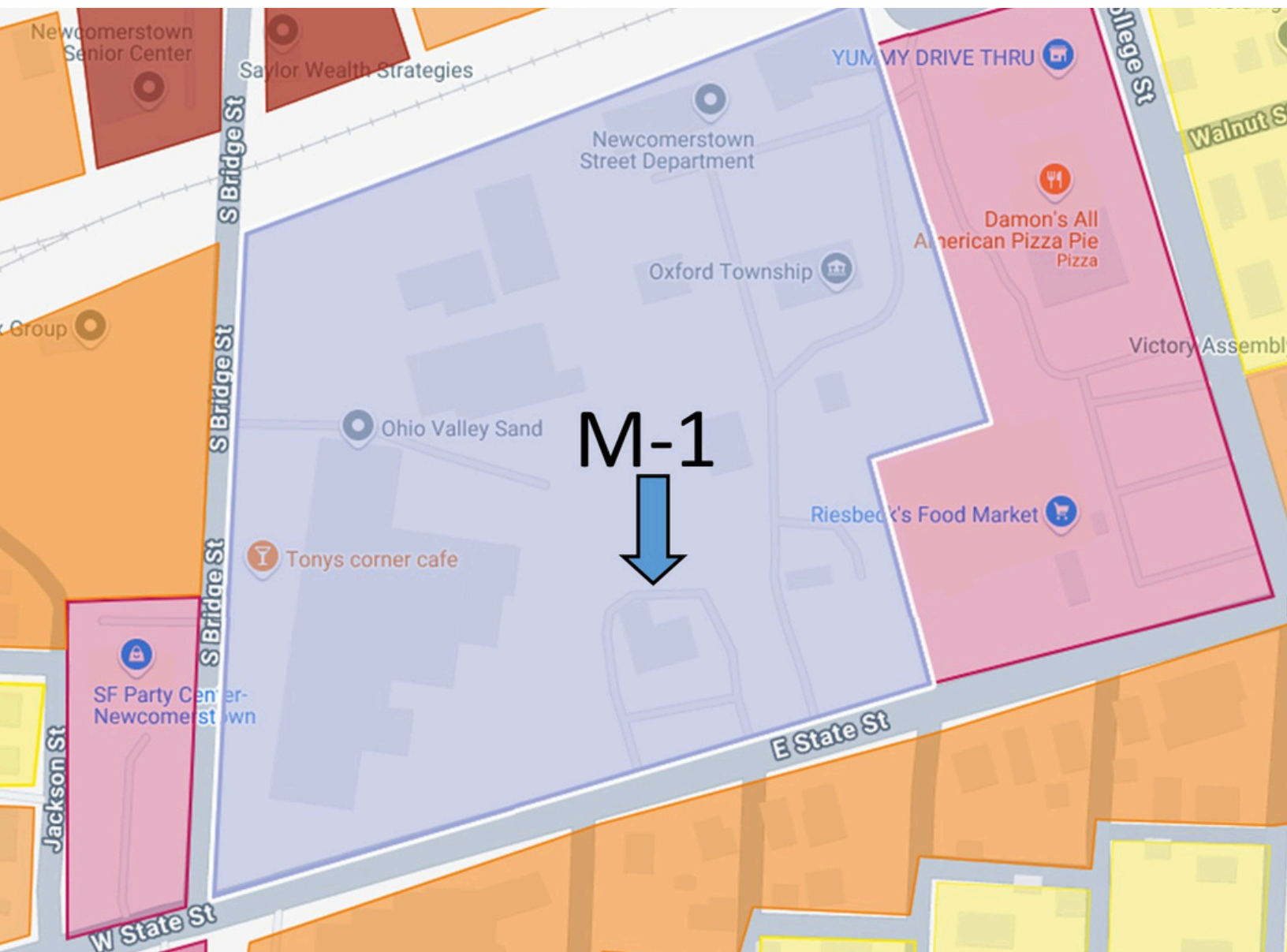
# VICINITY MAP



- Less than a Half Mile from I-70 Interstate Exit
- 1 Mile from Muskingum University
- Less than Half Mile from Garland Hotel
- Less Than Half Mile from Newly Opened Sheetz
- 12 Miles from Southeastern Ohio Regional Medical Center
- 18 Miles from Genesis Hospital



# ZONING INFORMATION



**M-1" Restricted Industrial and Manufacturing District:** The purpose of this district is to provide areas for manufacturing, industrial, and related uses which do not create traffic, noise, dust, odor, light, or similar impacts which may be disruptive to neighbors, and where there is access to streets.

## Permitted Uses:

Accessory Use  
Essential Service Food Processing  
Professional Office  
Public Service Facility  
Research Testing Facility  
Restaurant  
Restricted Manufacturing  
Storage Unit  
Warehouse  
Wholesale Business

## Conditional Uses:

Oil and Gas Extraction  
Outdoor Sales  
Outdoor Storage  
Transport Trucking Terminal  
Truck Stop



Zoning Website