



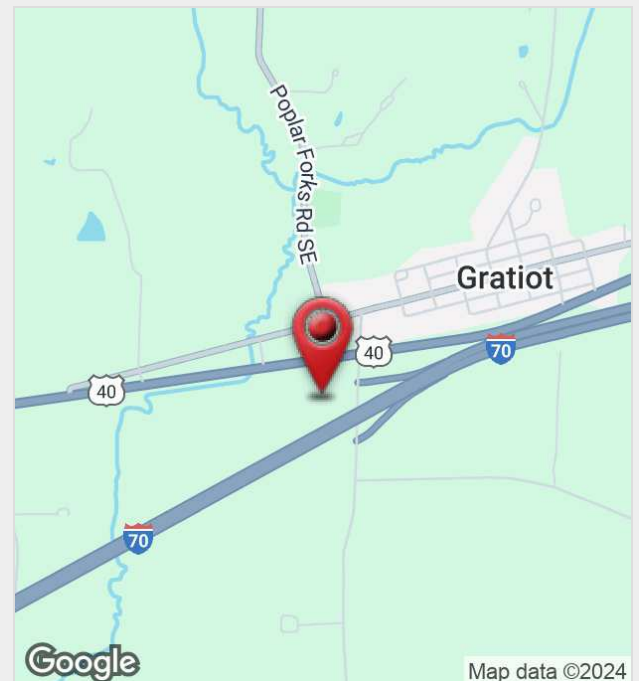
## 145 Mt. Perry Rd.

Mount Perry, Ohio 43760

### Property Features

- ±83.55 Acres of Flat, Buildable Development Land
- Many Possible Uses - Retail or Industrial
- Multiple Access Points
- ±66.27 Acres Between I-70 and US-40
- ±17.28 Acres South of I-70 along Mt. Perry Road
- ±1,620 Feet of Frontage along I-70
- Located at Exit 142 Near Gratiot
- 33,000+ Vehicles Per Day Traveling on I-70

**Sale Price: \$50,000 / Acre**



For more information:

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## Property Summary

<b>Sale Price:</b>	\$50,000 / Acre
<b>Total Size:</b>	83.55 Acres
<b>North Lot Size:</b>	66.27 Acres
<b>South Lot Size:</b>	17.28 Acres
<b>APN #:</b>	25-60-05-07-000 25-60-05-04-000
<b>Zoning:</b>	Unzoned

## Location Overview

Located right off I-70 at Exit 142 near Gratiot in Western Muskingum County. One parcel is located south of I-70 on Mt. Perry Road and the other is located north of the highway on Mt. Perry Road between I-70 and US-40.

## Property Overview

Situated on  $\pm 83.55$  acres of flat, buildable development land, this property offers a multitude of possibilities for various uses, including retail or industrial purposes. Boasting multiple access points, it comprises  $\pm 66.27$  acres conveniently positioned between I-70 and US-40, as well as  $\pm 17.28$  acres to the south of I-70 along Mt. Perry Road. Impressively, the site features  $\pm 1,620$  feet of frontage along I-70, providing excellent visibility and exposure. Strategically located at Exit 142 near Gratiot, the property benefits from high traffic volume, with over 33,000 vehicles per day traveling on I-70, making it an attractive investment opportunity for businesses seeking a prime location.

**ACREAGE**

±66.27 Acres

**POSSIBLE USES**

Retail, Industrial, Commercial

**DIVISIBLE?**

Yes

**PRICE**

\$50,000/Acre

**ZONING**

None

**ACREAGE**

±17.28 Acres

**POSSIBLE USES**

Retail, Industrial, Commercial

**DIVISIBLE?**

Yes

**PRICE**

\$50,000/ACRE

**ZONING**

None

