



1222 Western Ave.

1222 Western Ave, Chillicothe, OH 45601

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1222 Western Ave.

\$1,290,000

Commercial Property For Sale – Prime Location on Western Avenue

Address: 1222,1230 Western Avenue, Chillicothe, OH

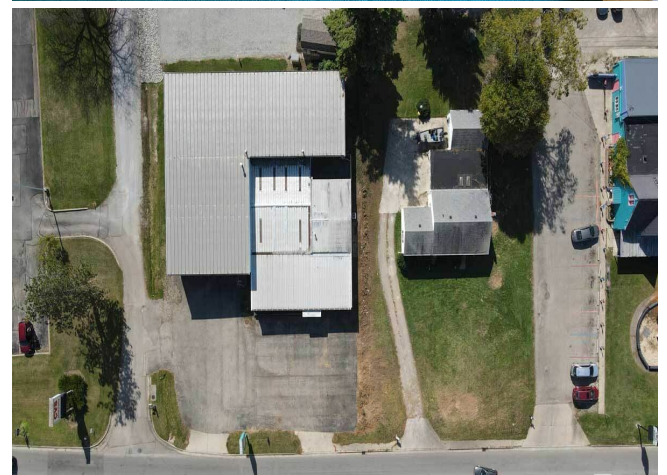
Parcels Included:

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- 261606580000
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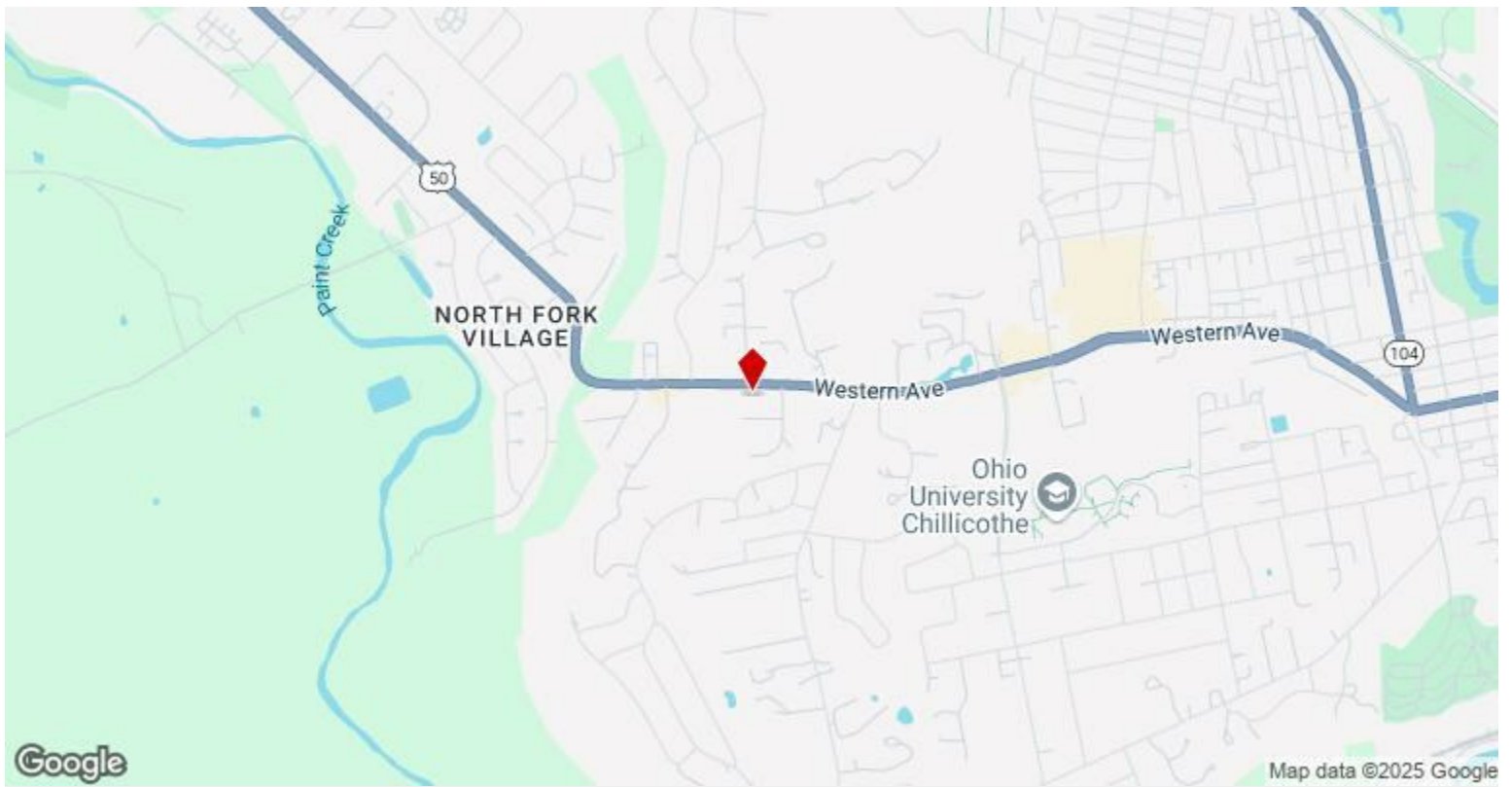
Property Overview:

This large commercial property spans multiple parcels totaling 0.83 acres, with excellent visibility and access along...

- Includes revenue-generating digital billboard
- High-traffic corridor across from top national retailers
- Ideal layout for retail, showroom, and logistics
- Retail / Office / Warehouse in one space
- Parking Lot



Price:	\$1,290,000
Property Type:	Flex
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.91 AC
Gross Building Area:	9,570 SF
Rentable Building Area:	9,500 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1974
Tenancy:	Single
Parking Ratio:	0.74/1,000 SF
Clear Ceiling Height:	16 FT
No. Dock-High Doors/Loading:	1
Zoning Description:	499 Other commercial



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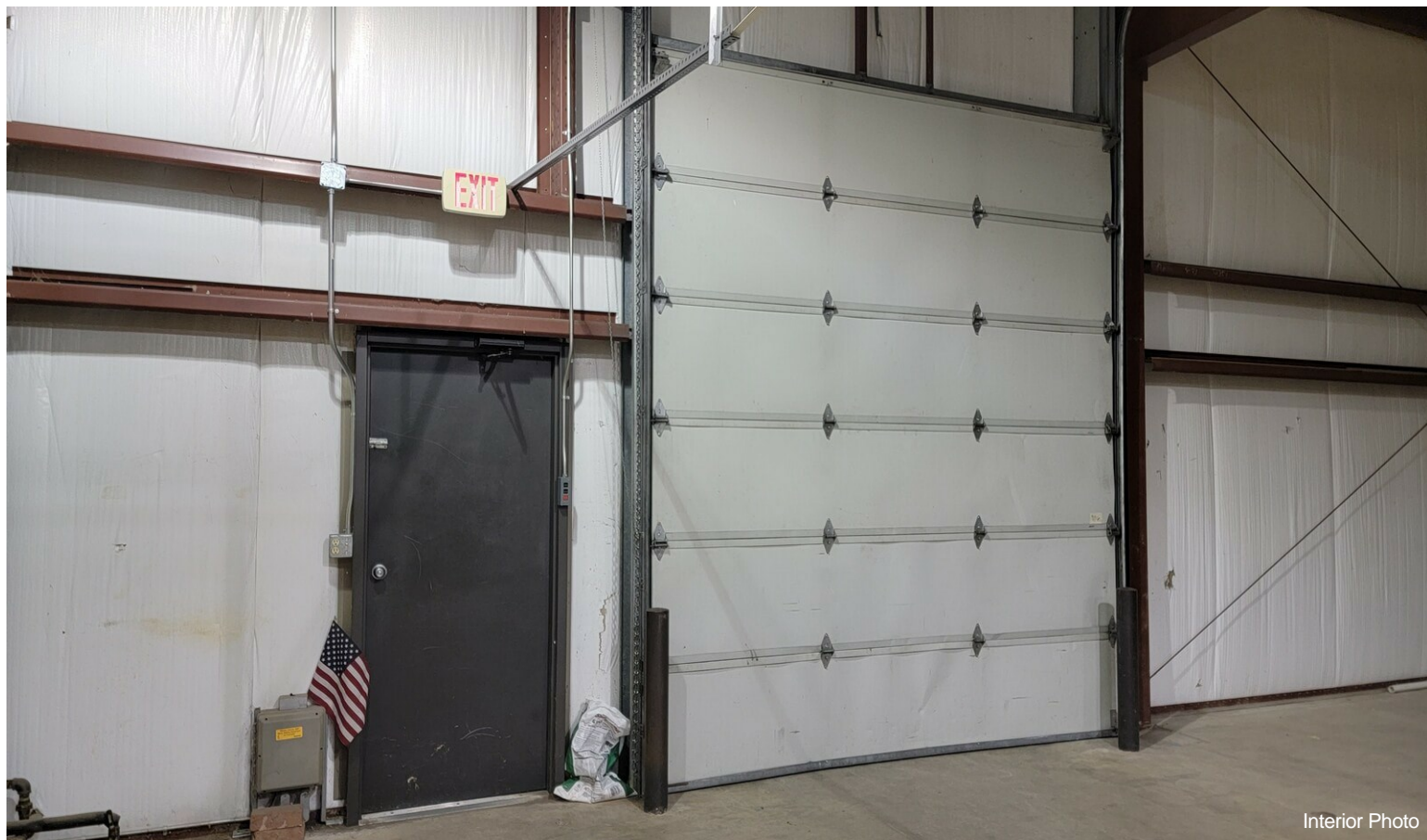
Property Photos



Property Photos



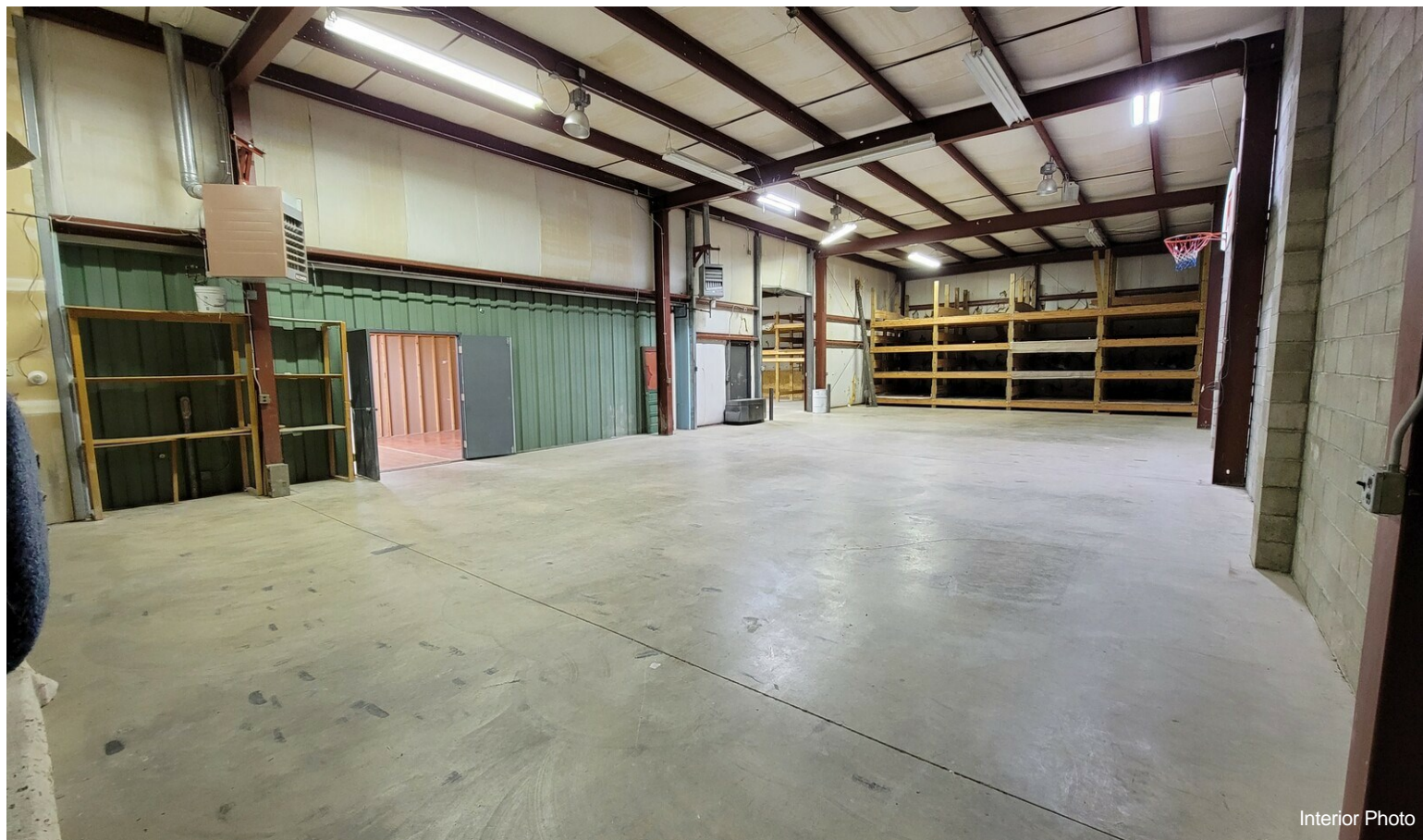
Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

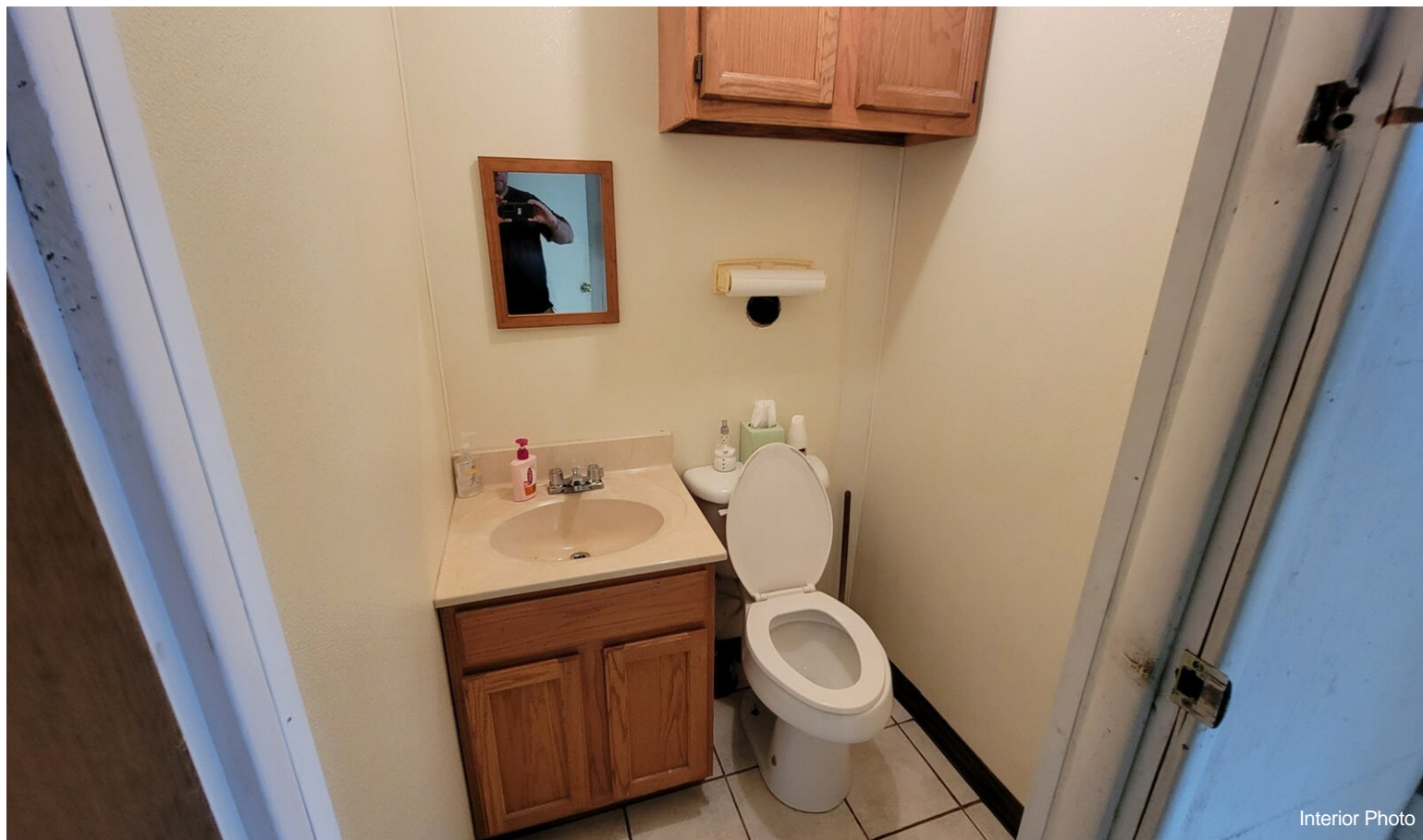
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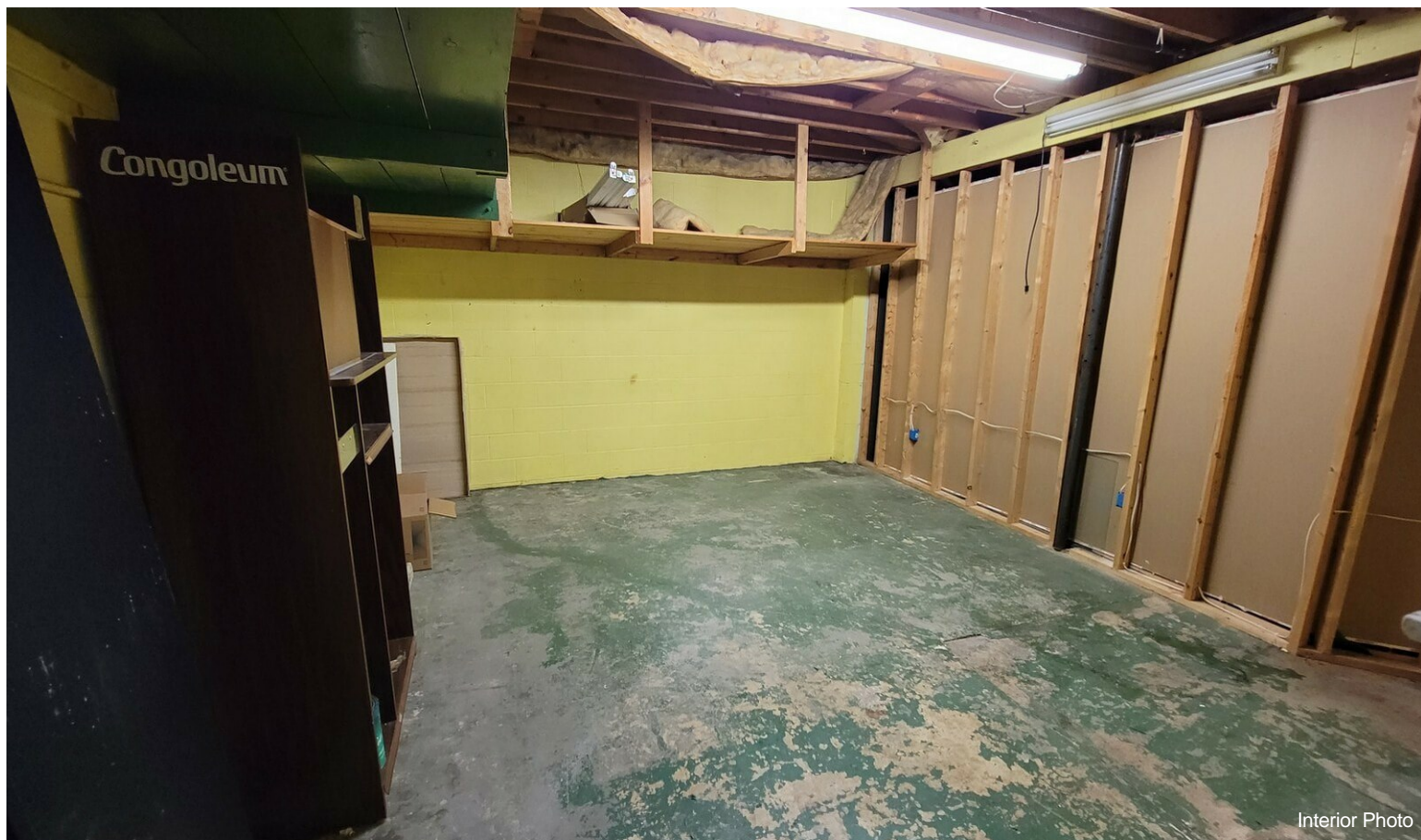


Interior Photo

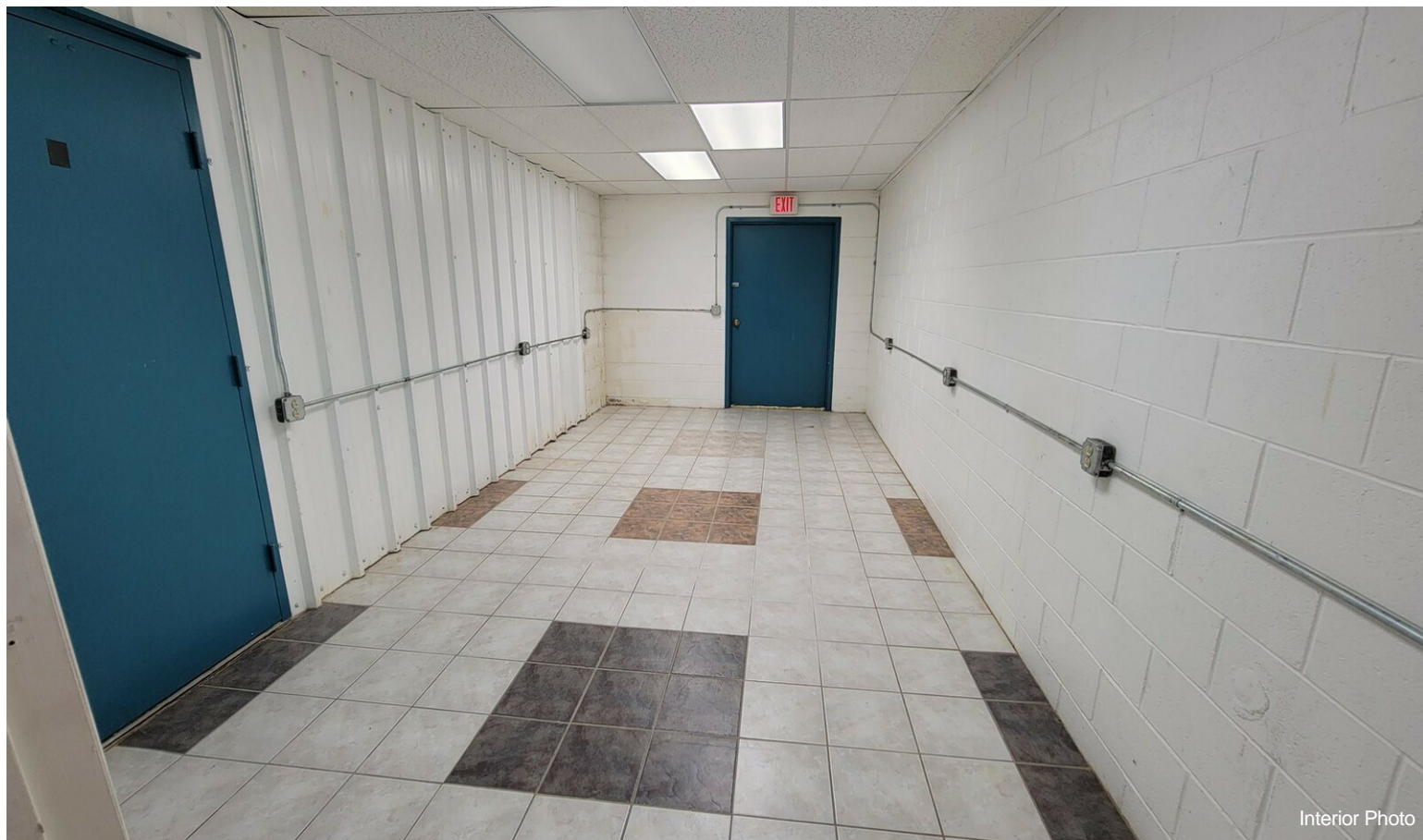


Interior Photo

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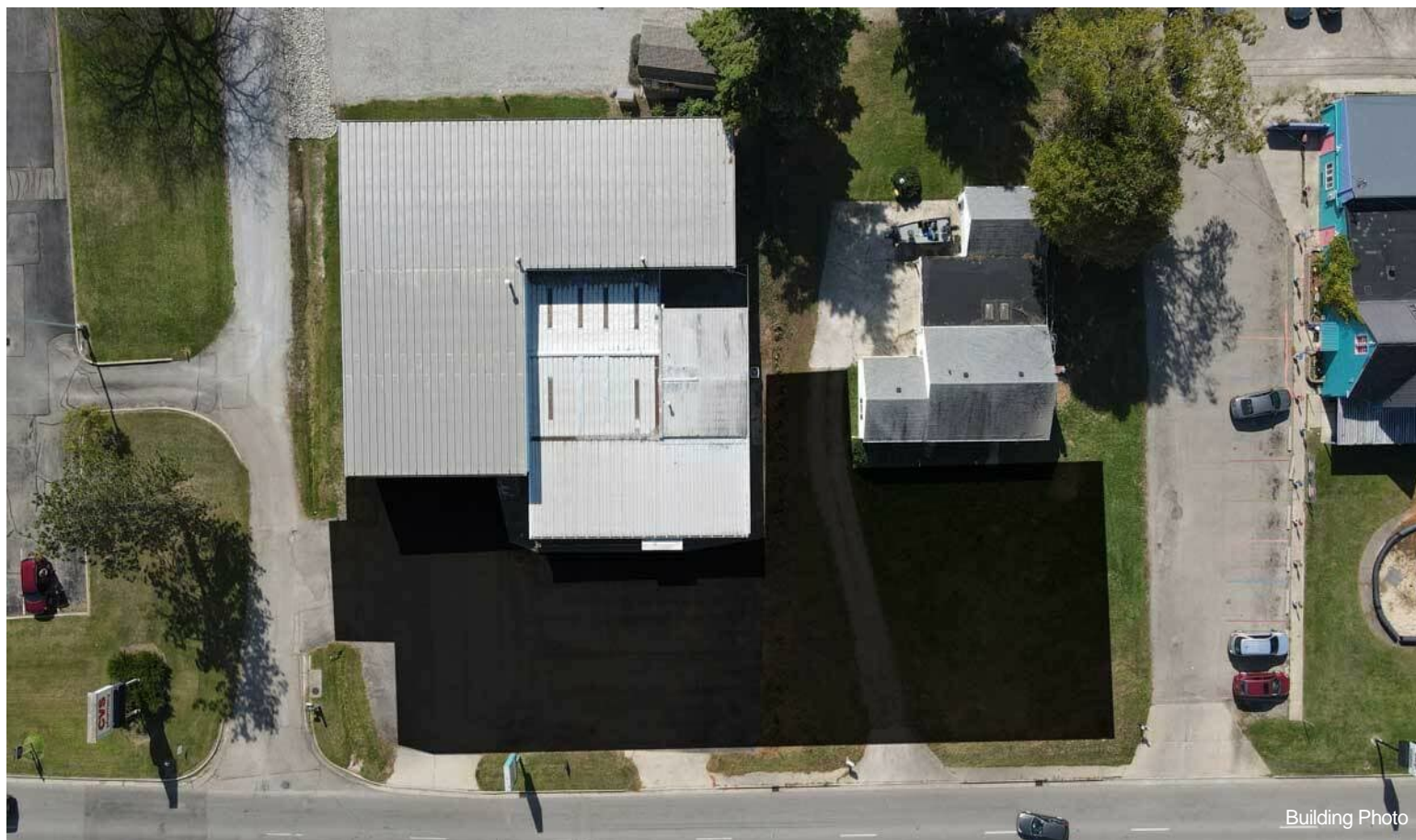
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