

# FOR SALE

COMMERCIAL PROPERTY | \$1,395,000

5643 YANKEE STREET, FREDERICKTOWN, OH 43019



BRETT POST

SENIOR ADVISOR

740-972-8499

BRETT@3CRE.COM

3CRE

## ► THE OFFERING

3CRE is pleased to present the exceptional commercial space available at 5643 Yankee Street, ideally situated on a high-visibility street in Fredericktown, Ohio. Set on 21.98 acres, this unique estate is ideally located 50 minutes from downtown Columbus and 30 minutes from Polaris and the Johnsville Chip Plant. The main home features 4 bedrooms with cedar-lined closets, 3.5 baths, multiple living and dining spaces, a mudroom, laundry, and a full basement with walk-in vault. The property includes a 3-car garage, workshop, and one-room cabin, plus a stocked blue lake with a floating bridge to a private island, fruit orchard, garden center, sauna, recreation/golf area, and camping space.

Located on a quiet country road in Fredericktown, Ohio, 5643 Yankee Street offers a private rural setting with easy access to Fredericktown, Mount Vernon, and major routes to the Columbus area, ideal for peaceful living with convenient connectivity.

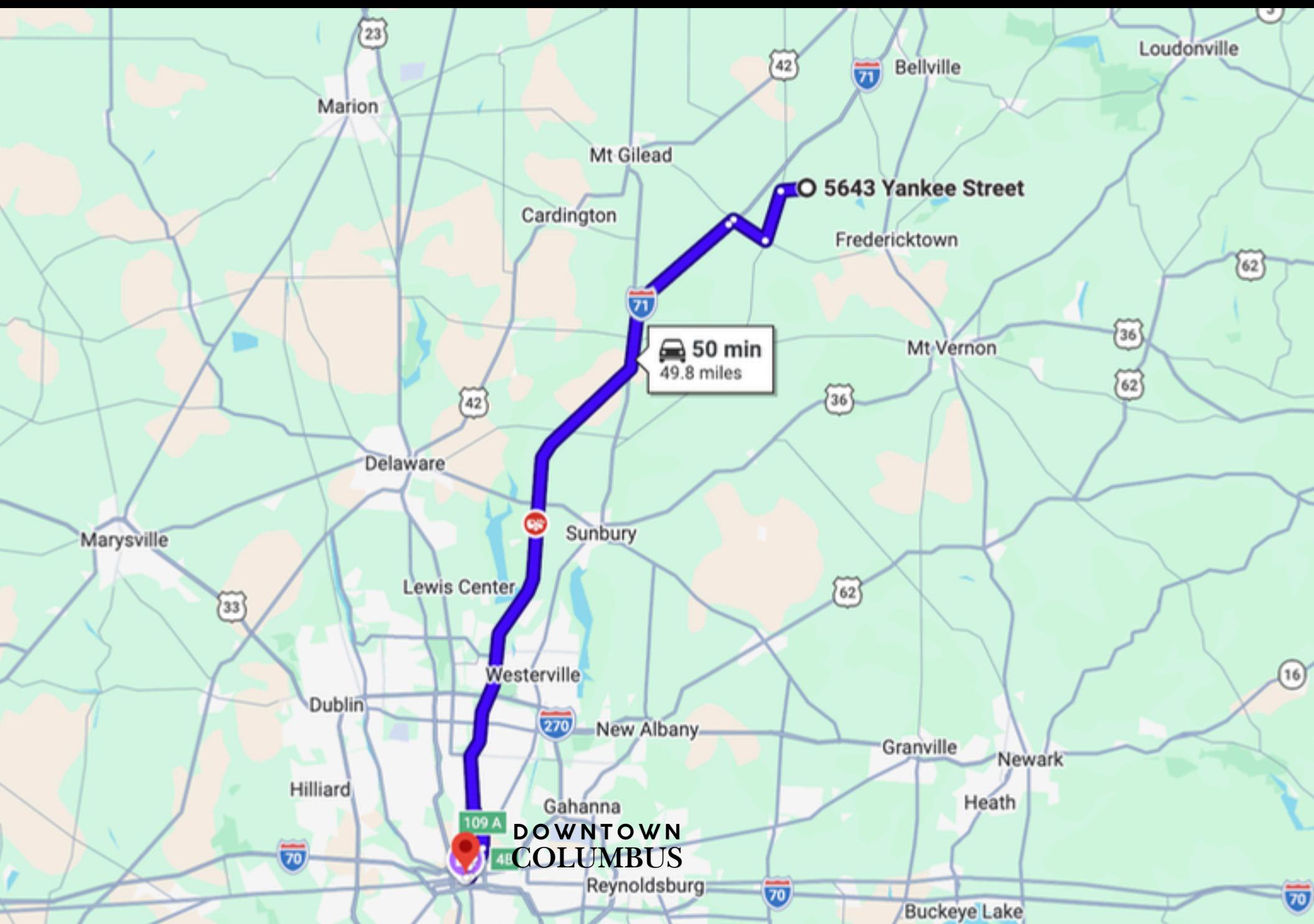
## ► PROPERTY HIGHLIGHTS

**Offered at: \$1,395,000**

**Total SqFt: 4,438 Sq. Ft.**

- Located in Fredericktown, Ohio of Knox County
- 21.98 Acres/Residence with 4,438 SF/Two Barns/Cabin / Spa & Sauna Cabin
- 50 minutes from Columbus, Ohio
- Potential to be a commercial space such as event center or hobby farm
- Owner financing available: 5-year amortization at 7.5% on \$1M





►\* [VIDEO LINK](#)



## **LUXURY MULTI-USE DESTINATION PROPERTY**

- Private resort or family compound
- Corporate retreat or executive getaway
- Wedding & special events venue
- Church camp or retreat center
- Campground, campsites, or camper storage rental
- Farm market or agritourism concept

## **SIGNATURE FEATURE: PRIVATE BLUE LAKE**

- Stunning stocked blue lake with fishing
- Boardwalk with Adirondack chairs and built-in pole holders
- Fish cleaning cabin with sink
- Floating wooden bridge to a peaceful seating island
- Floating island with in-water seating
- Fire plug fountain feature

## **WATER RECREATION & BEACH AREA**

- Swimming area with diving board and slide
- Beautiful sandy beach
- Canoeing and kayaking
- Beach sand volleyball court

## **SPORTS, RECREATION & ENTERTAINMENT**

- Golf driving tee with targets across the lake
- Putting green
- Basketball court (outdoor)
- Live music stage
- Outdoor movie projection curtains
- Sports bar-style shelter with TV, sink, and grill (options)

## **FIRE, RELAXATION & RETREAT SPACES**

- Cabin in the woods with hot sauna
- Teepee-style fire pit
- Log cabin with its own fire pit
- Three additional fire pits throughout the property
- Peaceful seating areas and gathering spaces across the grounds

## **LARGE BUILDINGS & SPECIALTY STRUCTURES**

- Two massive metal buildings featuring:
  - Indoor basketball court
  - Baseball pitching and hitting areas
  - Workshop space

## **MAIN RESIDENCE FEATURES**

- Main home with brand-new metal roof (installed early December 2025)
- 4 bedrooms with cedar-lined closets
- 3.5 bathrooms (including one in the basement)
- Two separate living areas
- Multiple dining spaces
- Mudroom
- Main-level laundry
- Full basement with huge walk-in vault door
- Spiral staircase
- Impressive, must-see interior

## **LAND & AGRICULTURAL FEATURES**

- Fruit orchard
- Garden center
- Open land suitable for expansion, events, or subdivision

## **LOCATION & ACCESSIBILITY**

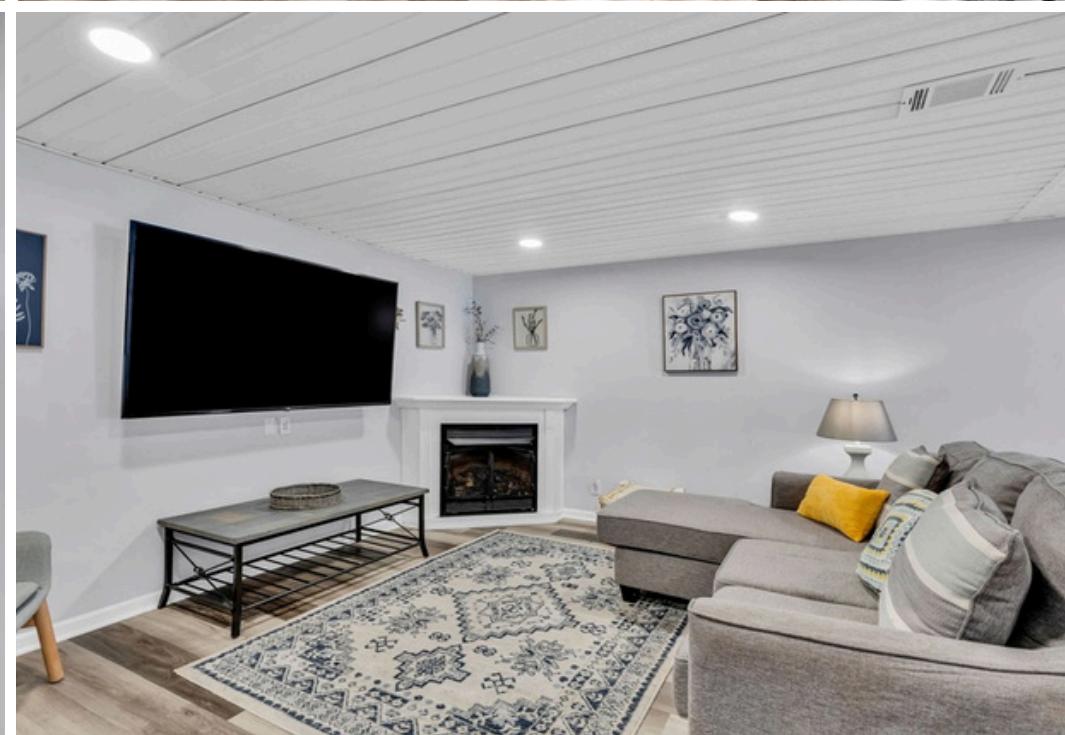
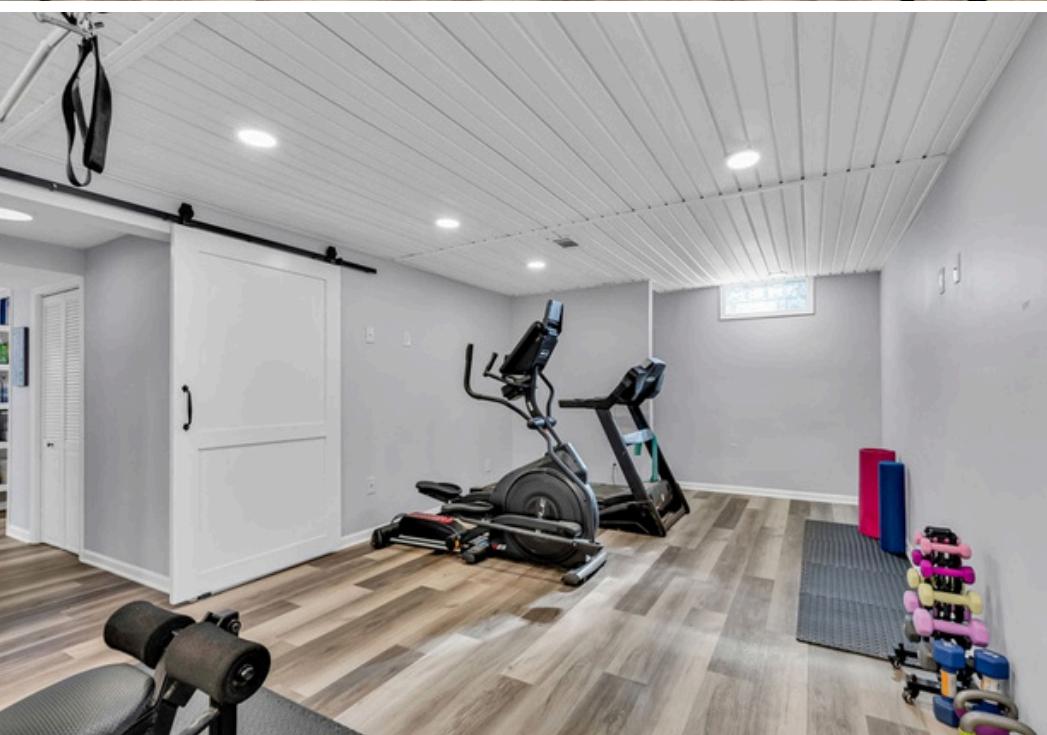
- Approximately 45 minutes from downtown Columbus
- Quick access to I-71
- About 30 minutes to Polaris
- About 30 minutes to the future Johnstown Chip Plant



 [VIDEO LINK](#)







3 MILE

5 MILE

10 MILE

**POPULATION**

1,481

4,661

28,416

**AVERAGE HOUSEHOLD  
INCOME**

\$89,129

\$84,333

\$82,771

**NUMBER OF  
HOUSEHOLDS**

490

1,559

10,650

**MEDIAN AGE**

36.6

36.9

41.6

**TOTAL  
BUSINESSES**

10

106

701

**TOTAL EMPLOYEES**

25

703

5,345

# Columbus

OHIO



## METRO AREA STATISTICS

**2.25 MM**  
POPULATION

**77K**  
HOUSEHOLD  
INCOME

**4.3%**  
UNEMPLOYMENT

**FORTUNE  
500**

NO. 15 - **CARDINAL HEALTH**

NO. 72 - **NATIONWIDE**

NO. 218 - **AMERICAN ELECTRIC  
POWER**

NO. 351 - **HUNTINGTON BANCSHARES**

NO. 471 - **VERTIV HOLDINGS**

## COLUMBUS ACCOLADES

**Top City for Young Professionals**  
-Forbes/Niche

**Among the Top Cities for Job Growth**  
-LinkedIn, Glassdoor, WalletHub

**Top 15 Fastest-Growing Metro  
Areas in the U.S.**  
-U.S. Census Bureau

**Fastest-Growing Tech Hub / Midwest**  
-CBRE Tech Talent Report

**National Leader in Future-Ready  
Infrastructure**  
-U.S. Department of Transportation



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