

4811 HAZELTON ETNA RD SW PATASKALA, OH 43062

LOCATION INFO:

HARRISON TOWNSHIP AND CURRENTLY ZONED B1 BUSINESS
LICKING COUNTY ZONED 429 OTHER RETAIL STRUCTURES

EXAMPLES OF RETAIL BUSINESSES THAT WILL BE A GOOD FIT.

FUNITURE STORE
BUSINESS/PROFESSIONAL OFFICES
STORAGE FACILITY
HARDWARE STORE
PAINT STORE
CLOTHING STORE
PHOTOGRAPHY STUDIO
GROCERY STORE
CONSTRUCTION SALES/SERVICE

**THIS IS NOT AN EXHAUSTIVE LIST – JUST SOMETHING TO ASSIST IN THOUGHT PROCESS
ANY QUESTIONS, YOU CAN REACH VALERIE AT HARRISON TOWNSHIP AT 740-927-8277.**

EXTRA DETAIL:

- ACCORDING TO COUNTY – ANY CHANGES TO PROPERTY WILL REQUIRE A PERMIT (EXCEPT PUTTING UP A FENCE) MOST OF THE SPECIFIED USES MAY REQUIRE THE NEW OWNER TO ADD MORE “PAVED” PARKING AREA.
- OCCUPANCY STATUS IS ACCEPTABLE WITH TOWNSHIP- HOWEVER A FINAL INSPECTION IS REQUIRED BY COUNTY ONCE THE FINAL TOUCHES ARE COMPLETED. THIS PROPERTY IS LISTED IN AS/IS STATUS. ANY OFFER TO COMPLETE THE CONSTRUCTION WILL BE WELCOMED AND REVIEWED.
- THE RADIANT HEATING HAS BEEN SUFFICIENT TO KEEP WAREHOUSE WARM DURING WINTER MONTHS FOR EMPLOYEES.

REASON FOR SALE:

AFTER SURVIVING THROUGH 2 FIRES (THE LAST ONE IN 2019 THAT DESTROYED EVERYTHING) THEN GOING THROUGH COVID IN 2020, OWNERS HAVE MOVED ON TO OTHER BUSINESS VENTURES.