

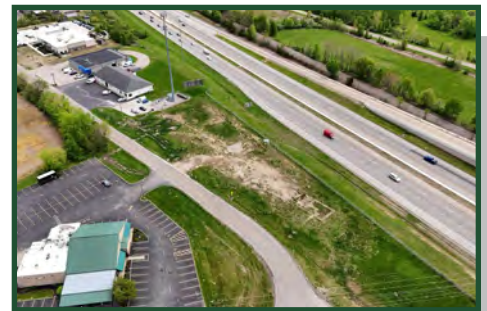
FOR SALE AND LEASE



\$950,000 OR \$3,500 NNN

9845 Basil-Western Road, Canal Winchester, OH 43110

- Near the intersection of Route 33 and Diley Road
- Route 33 traffic count of 55,035 VPD per 2024
- \$3,500/month NNN: Total Acreage of 1.69 Acres
- Multiple new development coming into the area
- New warehouse totaling +/- 635,875 Sq Ft proposed across the street
- +/-197.5 Sq Ft at the widest point according to the auditor
- M-2 & C-2 zoning allows for a variety of uses.



[Click Here for Video](#)

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LEGAL

Legal Property Description: Highway Visible Land For Sale and Lease
Price: \$950,000 OR \$3,500 NNN
Parcel Number: 0370211920
Land Acreage: +/- 1.69 Acres
Land Use: (400) C - Commercial Vacant Land
Zoning: M-2 Limited Manufacturing
Township: Violet
County: Fairfield

ADDITIONAL INFO

School District: CANAL WINCHESTER L.S.D.
Lot Specifics: Easy Access to Route 33
Neighborhood Code: 00068002
Legal Description: R 20 T 15 S 28 SW
Water/Sewer System: Not Installed
Real Estate Taxes: \$7,535.36

3T M-2 District - Limited Manufacturing

3T1 Uses Permitted in M-2 District

- 3T1-01:** Permit privately owned facilities for all types of manufacturing, warehousing, and logistics. Manufacturing is defined as an activity whereby materials are formed, mixed, assembled or otherwise altered in shape, composition or appearance to produce products of greater value in the market place than the original material.
- 3T1-02:** Permit airports and heliports, which comply with all regulations of federal and state aviation agencies.
- 3T1-03:** All uses permitted in R-5, S-1, S-2, C-1, C-2 and M-1 Districts.
- 3T1-04:** These and no other uses shall be permitted.

More zoning information: <chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://www.co.fairfield.oh.us/rpc/pdf/Violet-Twp-Zoning-Text.pdf>

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Site View

*Line Drawings are Approximate



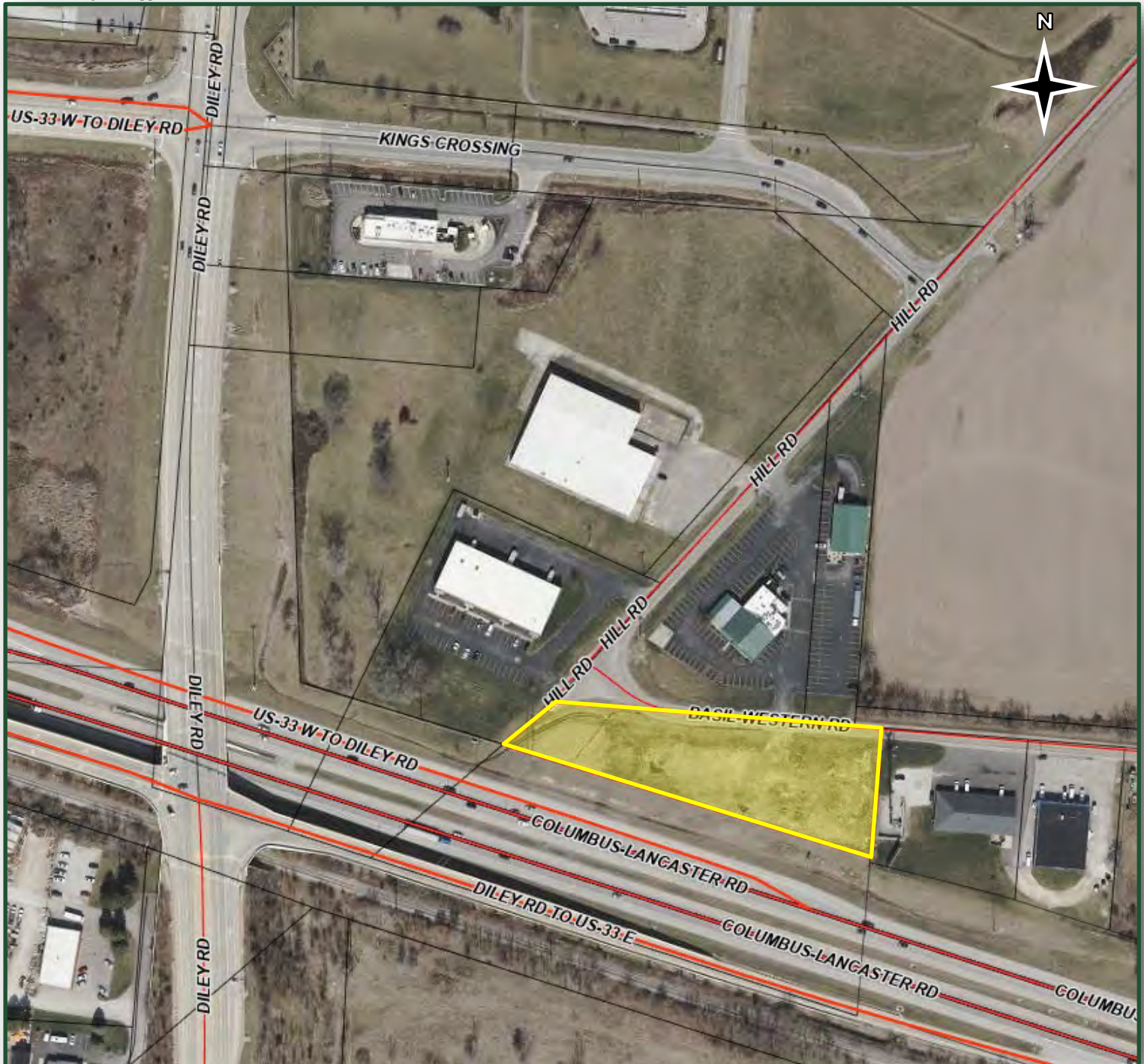
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Parcel View

*Line Drawings are Approximate



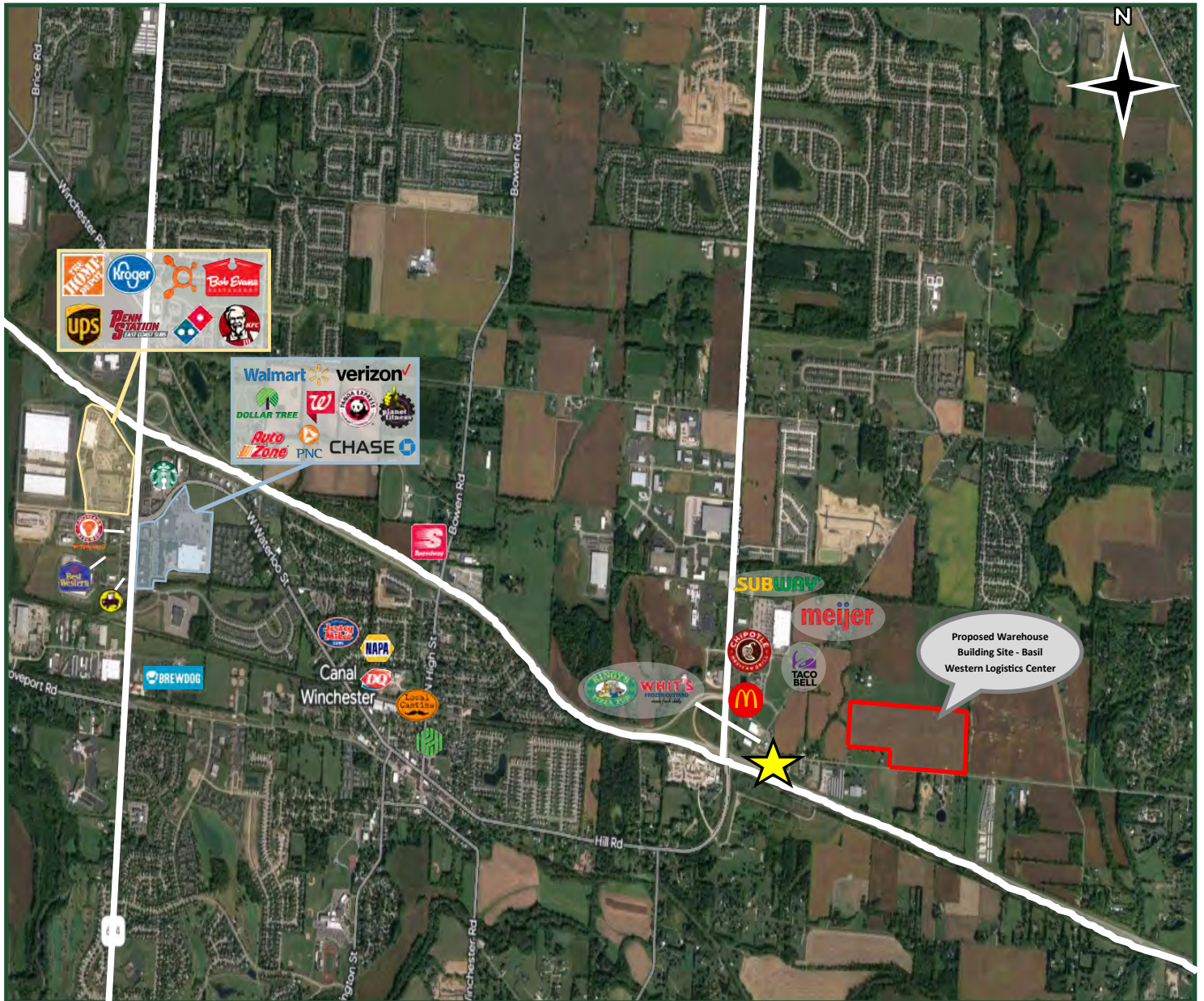
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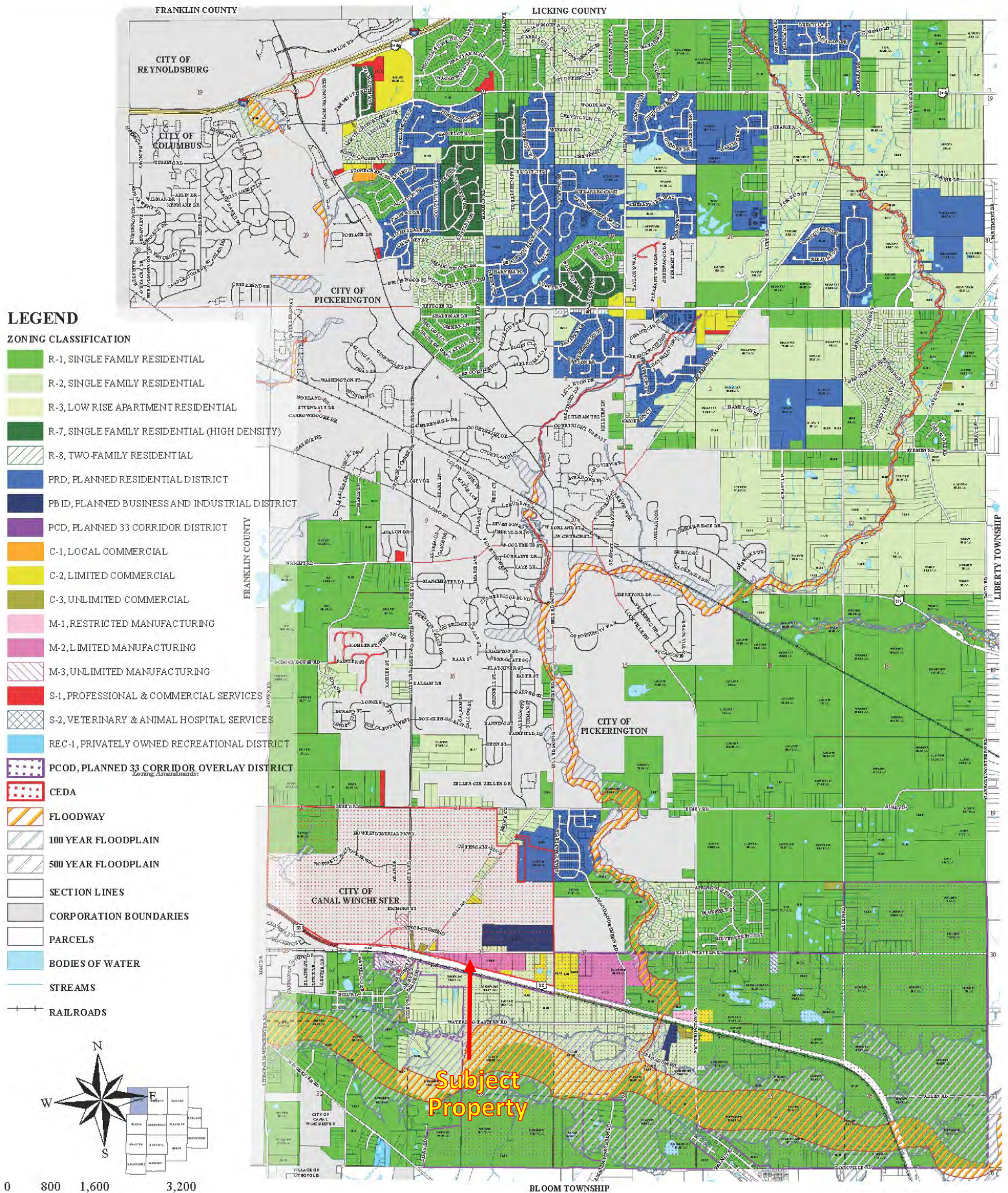
Nearby Amenities



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Figure 6 - Current Zoning



TRAFFIC COUNT (2024)

Street Avg Daily Volume

COLUMBUS-LANCASTER RD NW - DILEY RD	51,329
DILEY ROAD NORTHWEST - COLUMBUS-LANCASTER RD NW	18,985
HILL RD NW - BASIL WESTERN RD	2,954

NEARBY MAJOR ROADS & HIGHWAYS



SITE LOCATION



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		727	13,768	40,855
Households (2023)		1,471	12,493	23,442
Avg Household Income (2023)		\$99,065	\$79,094	\$76,843

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