



8135 Mount Vernon Road

Saint Louisville, OH 43071



Offering Summary

Sale Price:	\$1,750,000
Building Size:	20,314 SF
Lot Size:	10.128 Acres
Year Built:	1996
Zoning:	Agriculture
APN:	060-303192-00.000

Property Overview

Unveil the extraordinary potential of this versatile property, once a nursing care facility, now offering a multitude of possibilities including a banquet hall, church, offices, or educational use. Boasting a generous 20,314 SF building set on 10.128 acres, with an additional 864 SF 2-car garage and two 504 SF sheds, this property is a symbol of endless opportunity. The expansive banquet area of approximately 11,000 SF additionally 25 offices, small commercial kitchen, multiple restrooms some including showers, library/conference room, and 157 paved parking spaces make this property a canvas for innovative transformation. Originally established in 1996 as a nursing home facility, with an addition in 2002 to accommodate offices and a banquet room, this property stands as a testament to adaptability and potential for a wide array of commercial pursuits.





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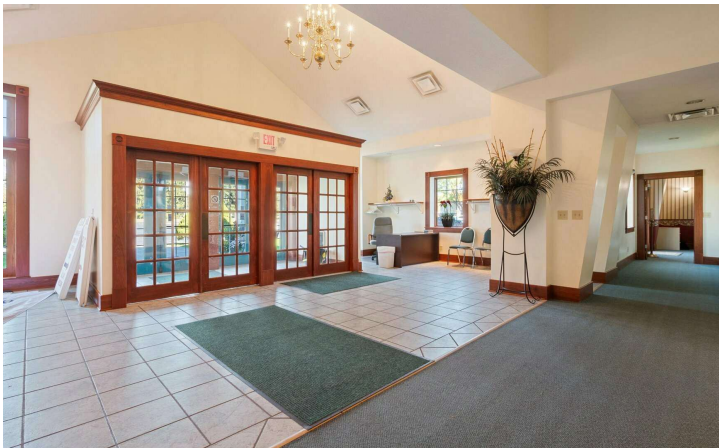
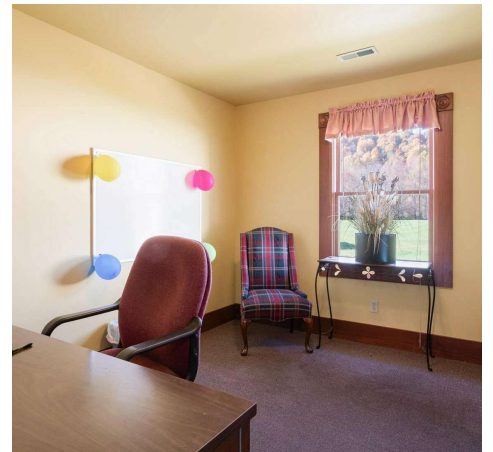
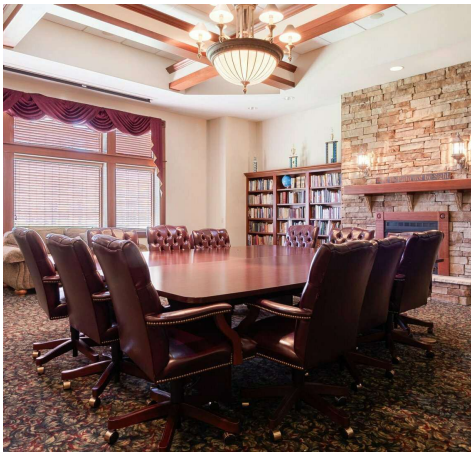
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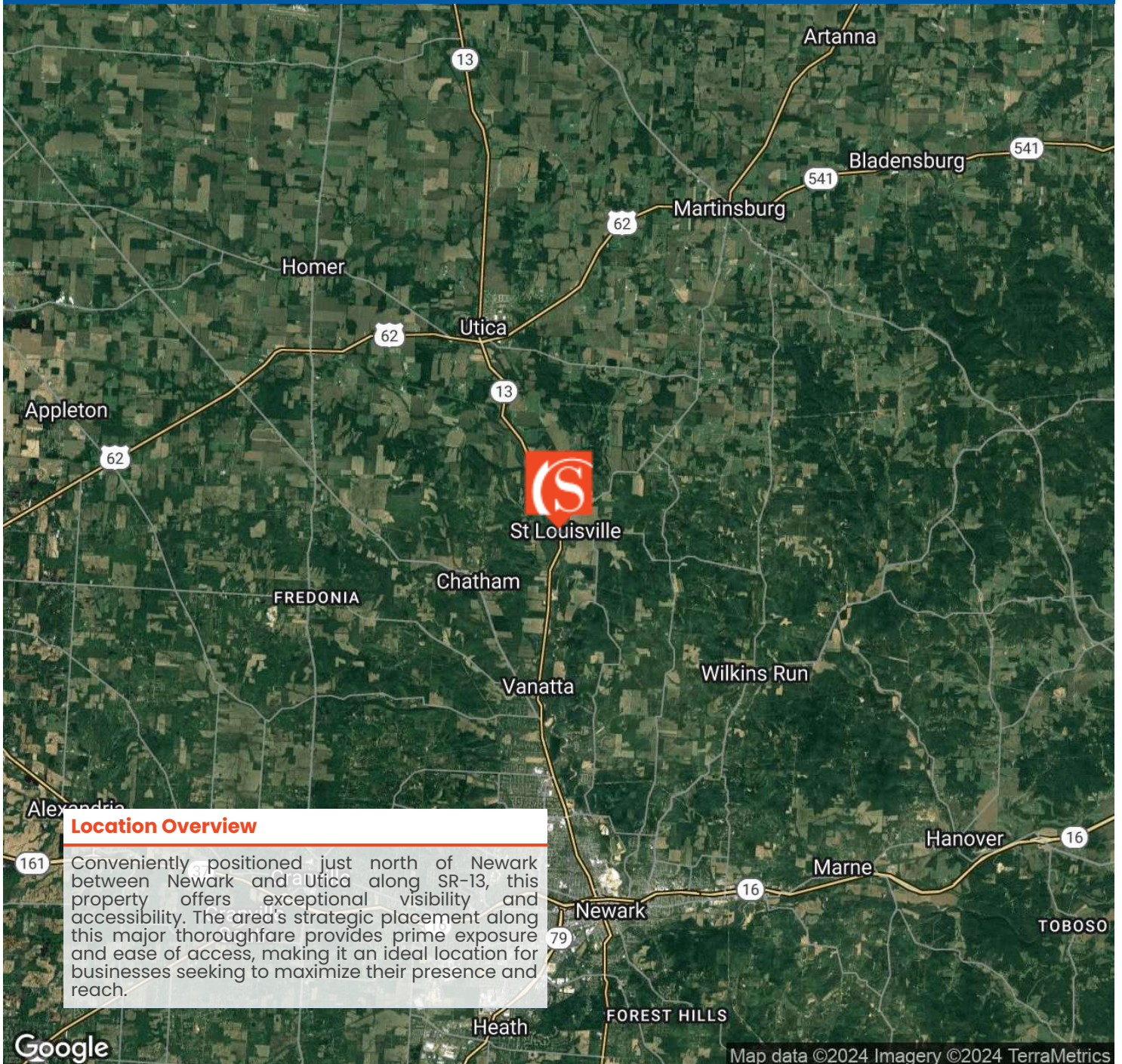
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Location Overview

Conveniently positioned just north of Newark between Newark and Utica along SR-13, this property offers exceptional visibility and accessibility. The area's strategic placement along this major thoroughfare provides prime exposure and ease of access, making it an ideal location for businesses seeking to maximize their presence and reach.

Google

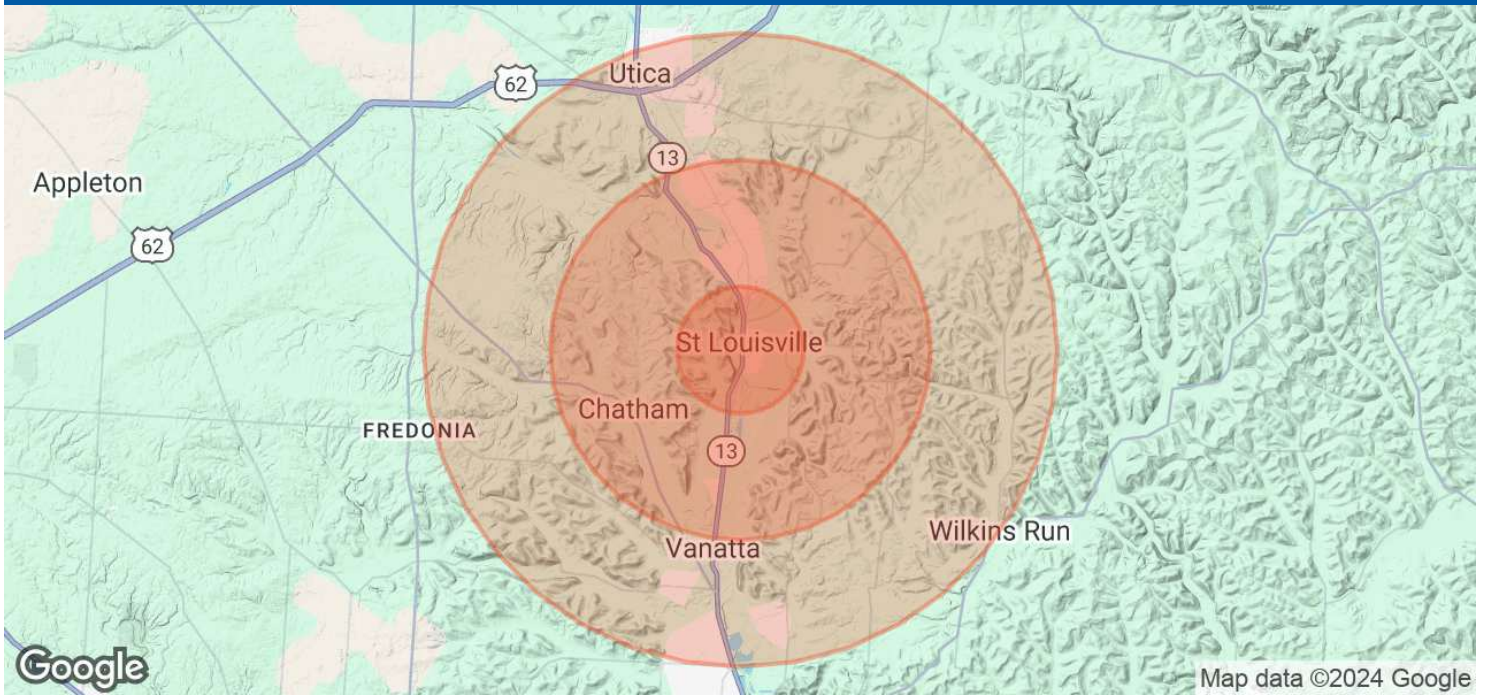
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Population

	1 Mile	3 Miles	5 Miles
Total Population	519	2,418	10,879
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	195	923	4,280
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$92,168	\$93,146	\$99,316
Average House Value	\$264,133	\$308,824	\$274,792

Demographics data derived from AlphaMap

