



**950 Valley St**  
Minerva, Ohio 44657

SALE PRICE	\$375,000.00
LEASE RATE	\$7.00/SF/NNN
AVAILABLE SQ FT	10,975
YEAR BUILT	1984
PARCEL	08-0001000.000
LAND SIZE	1.54/Acres
ZONING	B2
TRAFFIC COUNT	7,896 AADT
TAXES	\$7,226.56/yr



## Property Features

- Former Dollar General building.
- Zoned B2 allowing for retail and warehouse use.
- Corner lot location.
- Large lot allows for many uses.

**Tim Bishman**

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# PERMITTED USES PHOTOS/FLOOR PLAN

**1151.01 PERMITTED AND ACCESSORY USES.**

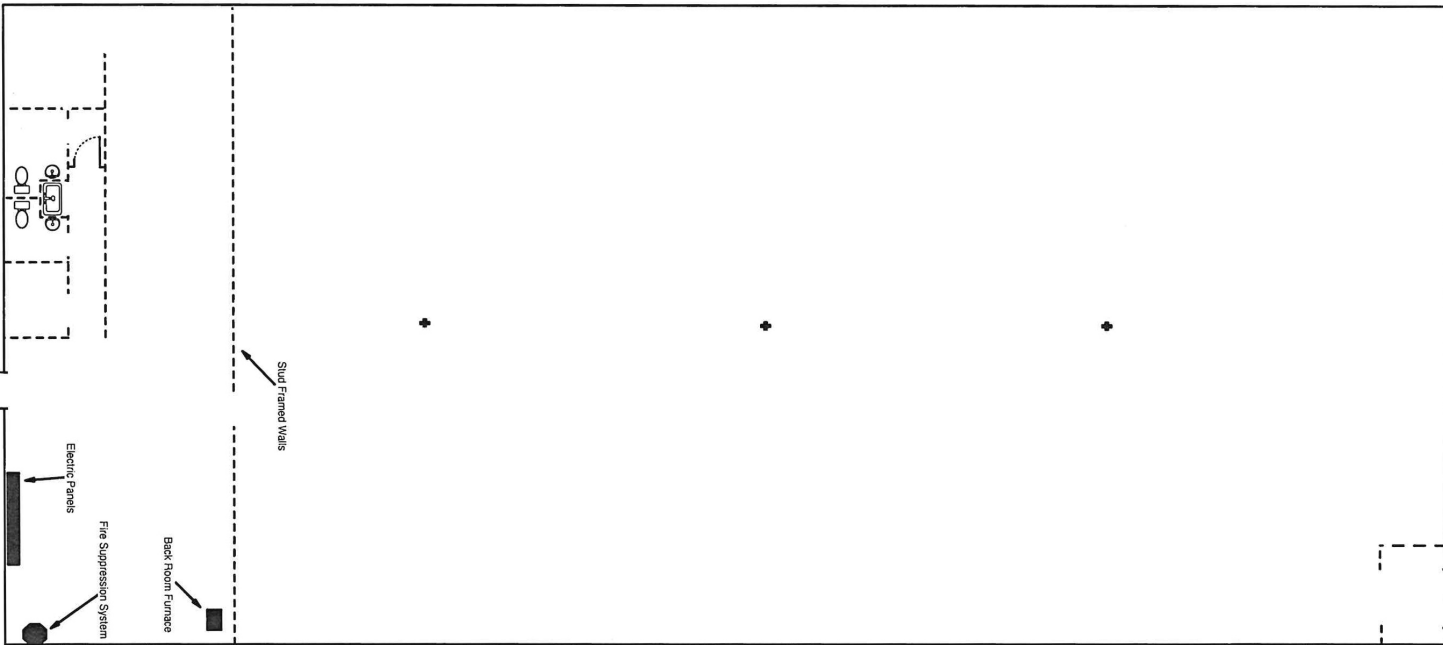
The following regulations and the regulations contained in Chapter 1137 shall apply in the B-2 Commercial District:

**(a) Principal Permitted Uses.**

- (1) Any use or structure permitted and as regulated in B-1 Districts except as hereinafter modified.
- (2) Tourist home.
- (3) Drive-in eating establishments, summer gardens and road houses, including entertainment and dancing, provided the principal building is distant at least 100 feet from any R District.
- (4) Automobile, trailer and farm implement establishments for display, hire, sale and repair, including sales lots.
- (5) Theaters, provided that for drive-in theaters the screen shall be so located as to not be visible from adjacent streets or highways and such screen shall be set back not less than 200 feet from the established right-of-way of any highway.
- (6) Animal hospital, veterinary clinic or kennel (but not including any exercising runway) provided any structure or area used for such purposes shall be at least 200 feet from any R District and 100 feet from any A-1 District or B-1 District boundary.
- (7) Bowling alley, skating rink, pool hall, carpenter, sheet metal and sign painting shop, bakery, laundry, clothes cleaning and/or dyeing establishments, wholesale business, storage or warehouse, commercial greenhouse provided that no heating plant or ventilation flue in connection with such operation shall be within fifty feet of any R District.
- (8) Any other use as determined by the Board according to provisions of Section 1161.09(b) to be of the same general character as the above permitted uses, including any kind of manufacturing or treatment incidental to the conduct of a retail business conducted on the premises but not including any use which is first permitted or is prohibited in the M-1 District.

**(b) Accessory Uses.**

- (1) Accessory uses and structures permitted and as regulated in B-1 District.
  - (2) Accessory uses and structures customarily incidental to any permitted principal uses, except of a type which is prohibited in the M-1 District as a principal use.
- (Ord. 11-71. Passed 5-25-71.)

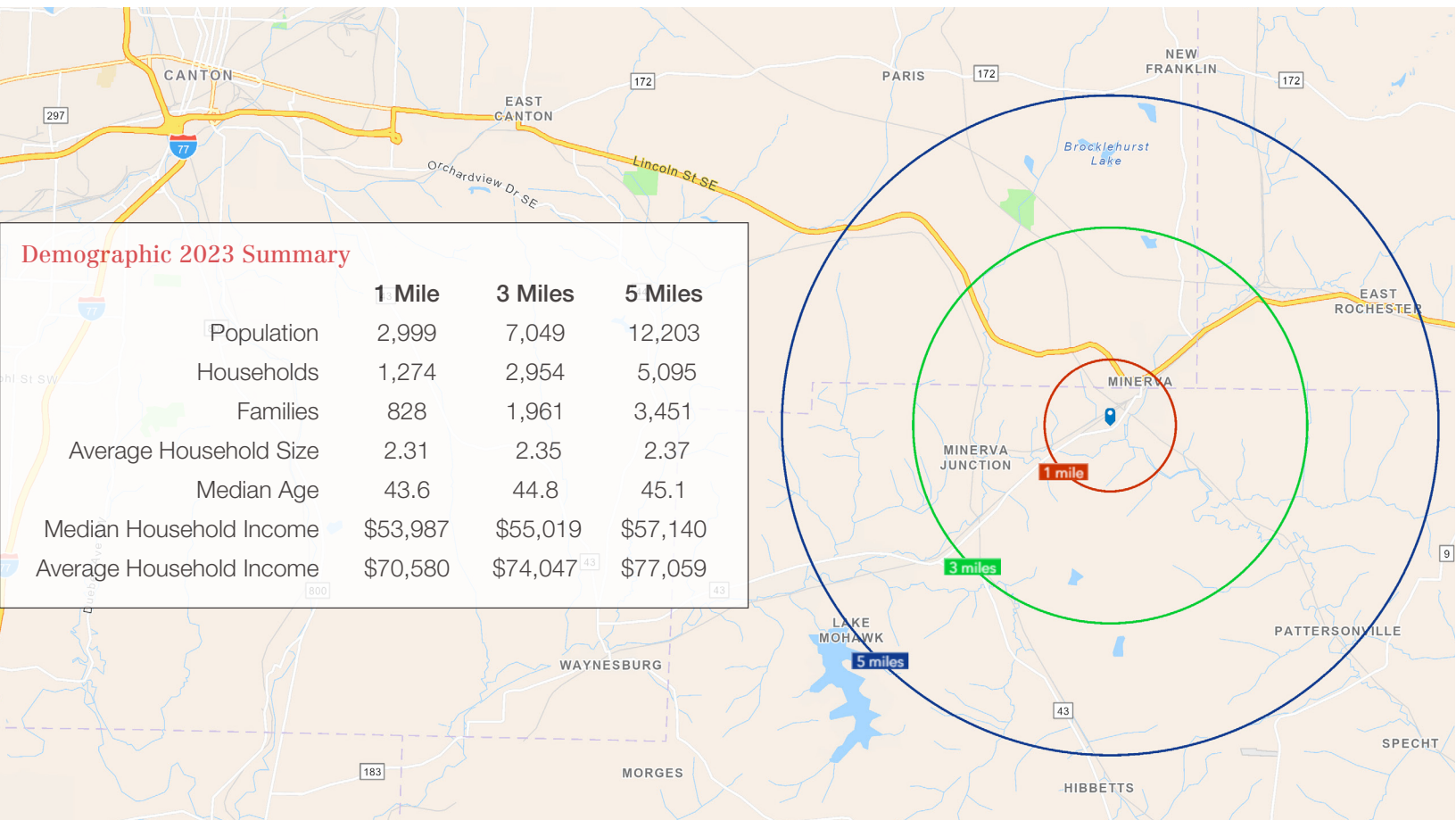


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# RETAILER MAP/ DEMOGRAPHICS



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