

FOR SALE



\$ 1,995,000

2415 Maple Ave, Zanesville, OH 43701

- 2 parcels for Sale: Car Wash lot and Vacant lot across the street
- Building is a total of +/- 8,966 SF
- Multi-bay detail shop areas
- Upgraded Macneil automatic equipment
- New HVAC systems and roof
- Established high volume and profitable location
- Sale includes real estate, furnishings, fixtures and equipment
- Confidential sale - confidentiality agreement required
- Showing appointment required, please do not disturb tenants



Click Here for Video

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Commercial-Other Com



List Number: 223014634 **Status:** Active **List Price:** \$1,995,000
Listing Service: **Original List Price:** \$2,195,000 **List Price Sqft:** \$222.51
VT:

Parcel #: 86-09-01-01-000 **Previous Use:**
Use Code: 453 - CAR WASH-SELF SERVICE **Tax District:** 80 **Zoning:**
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0

Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): **Tax Year:** **Possession:**
Assessment:

General Information

Address: 2415 maple Avenue **Unit/Suite #:** **Zip Code:** 43701 **Tax District:** 80
Between Street: W Taylor Street & Francis Street **City:** Zanesville **Corp Limit:** Zanesville
Complex: **County:** Muskingum **Township:** None
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 8,966	Minimum Sqft Avail: 8,966	Max Cont Sqft Avail: 8,966
Bldg Sq Ft: 8,966	Acreage:	Lot Size:
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 4	Total Parking:
Year Built: 1989	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:	Sewer:
Heat Type:	Electric:
Electric:	Misc Int & Ext Info:
Services Available:	
Construction:	
Sprinkler:	
Mult Use:	
New Financing:	MLS Primary PhotoSrc: Realtor Provided

Property Description

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Sold Info

Sold Date:	DOM: 147	SP:
		Sold Non-MLS: No
	SlrCns:	SlrAst:
	Concession Comments:	

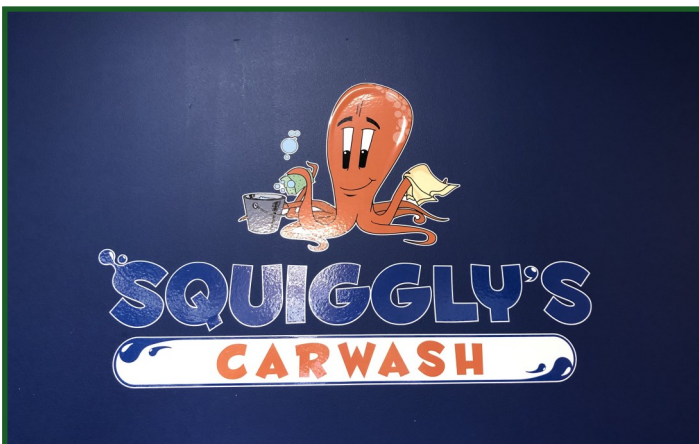
Sold Non-MLS: No

October 11, 2023

Prepared by: Randy J Best

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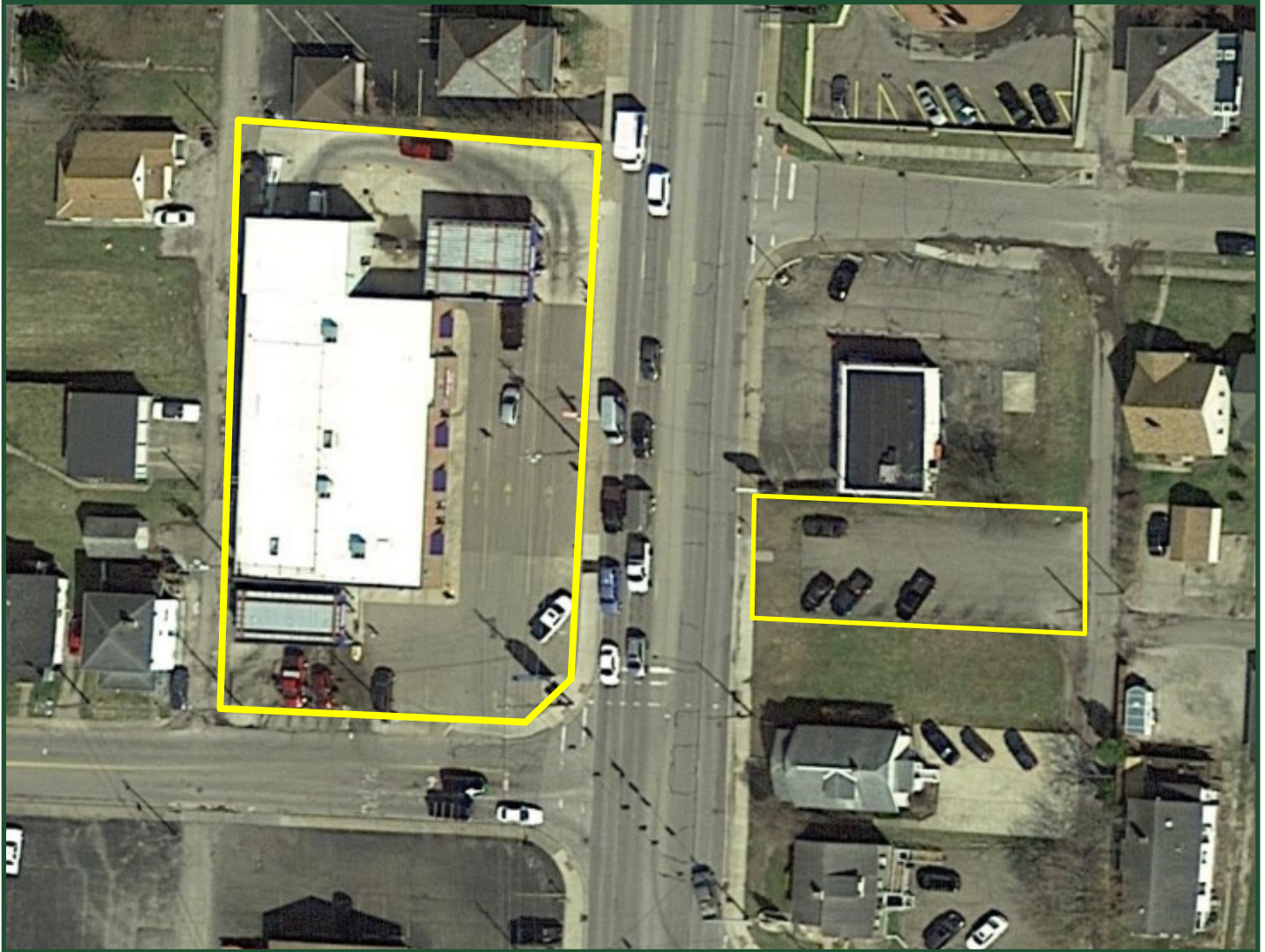
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Aerial View



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Parcel

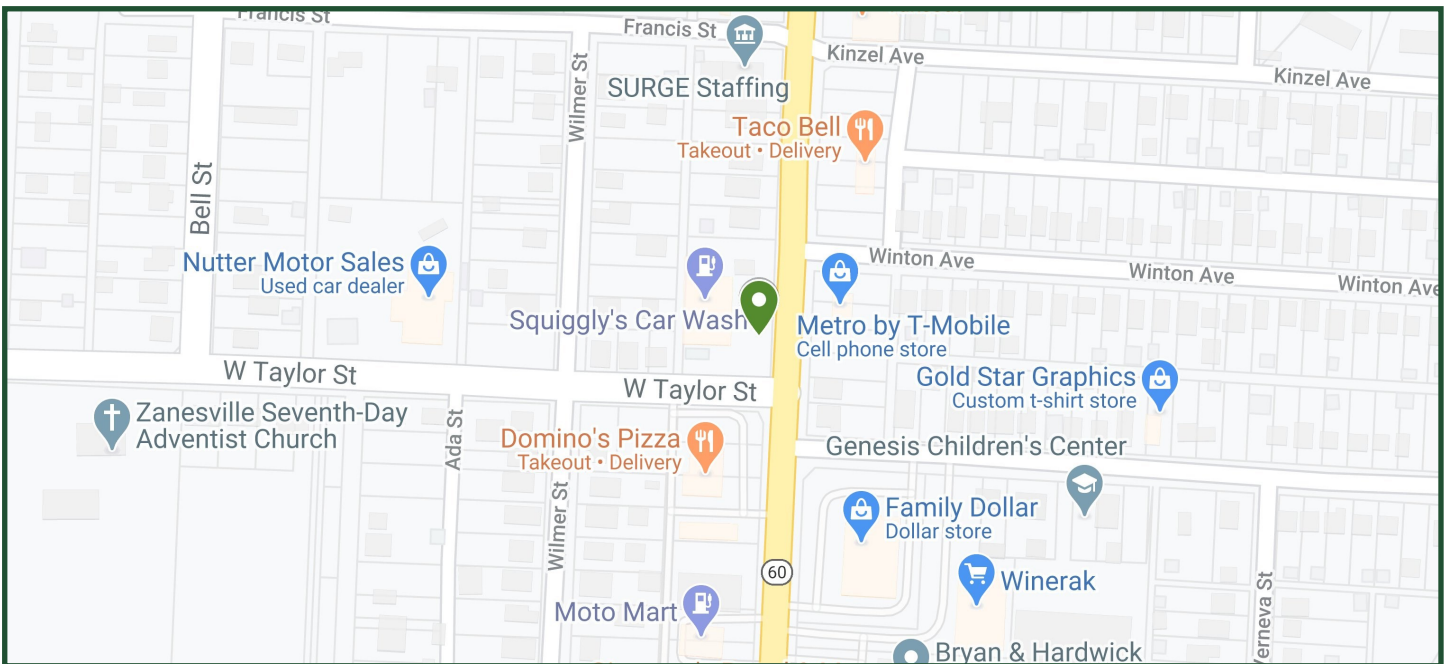
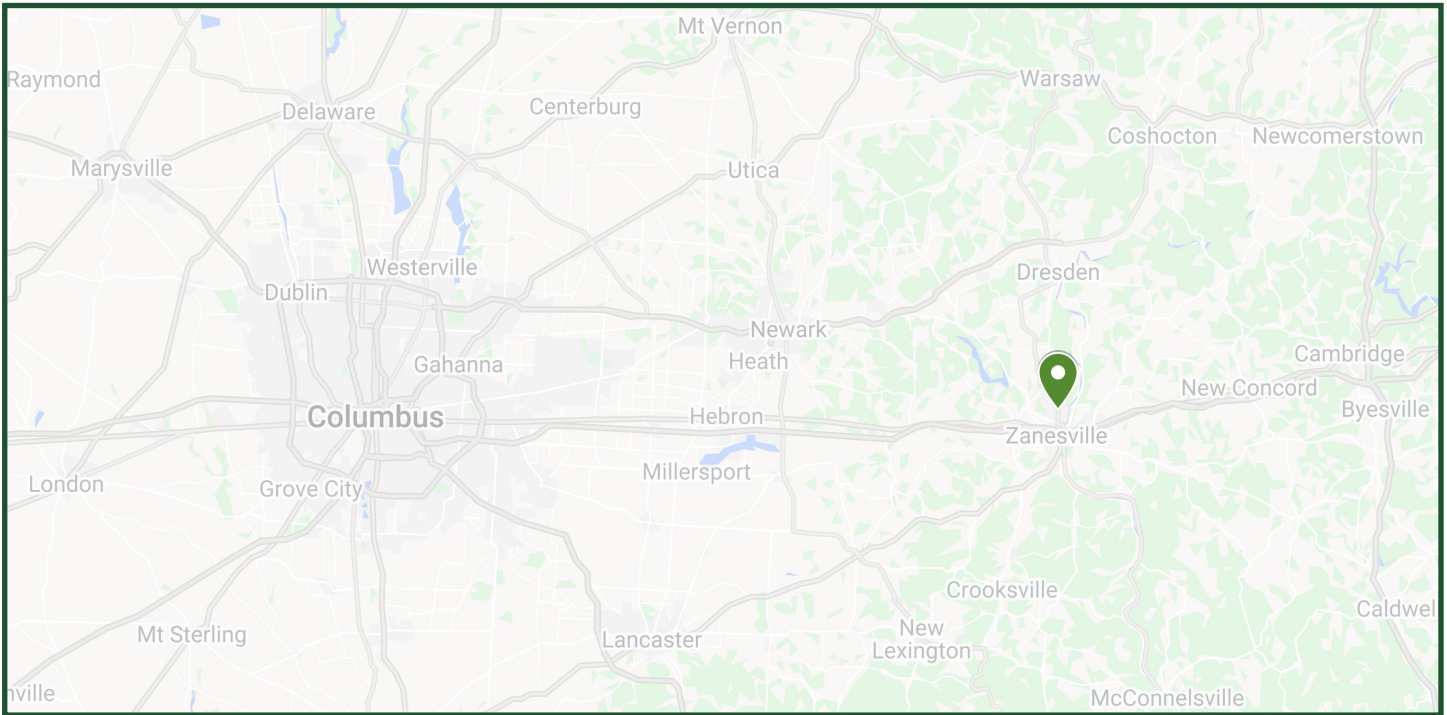


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Traffic Count Profile

2415 Maple Ave, Zanesville, Ohio, 43701
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.96780
Longitude: -82.00999

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.15	Taylor Street	Verneva St (0.01 miles E)	2019	4,142
0.16	Taylor Street	Bell St (0.01 miles W)	2019	3,927
0.33	Dresden Road	Yale Ave (0.0 miles SW)	2019	4,360
0.47	Dresden Road	Martin Rd (0.06 miles N)	2019	4,945
0.50	Taylor Street	Geneva Dr (0.02 miles W)	2019	3,228
0.58	Taylor Street	Vinsel St (0.01 miles E)	2019	3,168
0.58	Tileston Avenue	Hoge Ave (0.02 miles SE)	2019	233
0.61	Maple Ave	St Louis Ave (0.03 miles N)	2003	43,360
0.61	Blue Avenue	Brown St (0.06 miles E)	2019	8,751
0.65	Mc Connell Avenue	Caleb Dr (0.03 miles NW)	2019	1,780
0.71	Treehouse Lane	E Newman St (0.01 miles E)	2019	254
0.71	Linden Avenue	Orange St (0.02 miles SW)	2019	8,819
0.74	Maple Avenue	Webster St (0.01 miles S)	2019	24,784
0.80	Military Road	Dale Rd (0.07 miles E)	2019	901
0.80	Delaware Avenue	May St (0.04 miles NW)	2019	76
0.84	East Military Road	Norcross Rd (0.06 miles NW)	2019	1,251
0.87	Adams Lane	Adams Cir (0.07 miles N)	2019	5,524
0.88	Fairway Drive	Greenpointe Way (0.02 miles N)	2019	882
0.92	Beverly Avenue	Pfeifer Dr (0.06 miles N)	2019	1,580
0.95	Laurel Avenue	Myrtle Ave (0.03 miles E)	2018	449
1.01	Adair Ave	Maple Ave (0.04 miles E)	2003	12,400
1.01	Adair Avenue	Euclid Ave (0.06 miles E)	2019	14,711
1.03	Adair Avenue	Hazel Ave (0.02 miles W)	2019	8,823
1.06	Adair Avenue	Central Ave (0.01 miles SE)	2019	19,117
1.08	Maple Avenue	Abbey Pl (0.02 miles S)	2019	16,663
1.09	Newark Road	Old Newark Rd (0.1 miles SE)	2019	10,736
1.10	Grandview Drive	Circle Ct (0.05 miles SW)	2019	388
1.11	Newark Rd	Adair Ave (0.03 miles E)	2003	11,400
1.12	Newark Rd	Bussemer Ln (0.08 miles NW)	2003	11,400
1.14	North River Road	Neil Ave (0.18000001 miles NE)	2019	1,005

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 60% of the counts were taken between 2010 and 2019 and over 87% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2020 Kalibrate Technologies (Q2 2020).



Demographic and Income Profile

2415 Maple Ave, Zanesville, Ohio, 43701
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 39.96780
 Longitude: -82.00999

Summary	Census 2010	2020	2025
Population	7,966	7,804	7,777
Households	3,516	3,502	3,501
Families	1,965	1,892	1,873
Average Household Size	2.18	2.15	2.15
Owner Occupied Housing Units	2,151	2,276	2,276
Renter Occupied Housing Units	1,365	1,226	1,225
Median Age	43.6	45.0	45.4
Trends: 2020-2025 Annual Rate	Area	State	National
Population	-0.07%	0.23%	0.72%
Households	-0.01%	0.26%	0.72%
Families	-0.20%	0.11%	0.64%
Owner HHs	0.00%	0.23%	0.72%
Median Household Income	1.68%	1.30%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	636	18.2%	591	16.9%
\$15,000 - \$24,999	426	12.2%	393	11.2%
\$25,000 - \$34,999	333	9.5%	315	9.0%
\$35,000 - \$49,999	451	12.9%	450	12.9%
\$50,000 - \$74,999	605	17.3%	620	17.7%
\$75,000 - \$99,999	455	13.0%	484	13.8%
\$100,000 - \$149,999	397	11.3%	442	12.6%
\$150,000 - \$199,999	92	2.6%	104	3.0%
\$200,000+	108	3.1%	103	2.9%
Median Household Income	\$46,055		\$50,053	
Average Household Income	\$62,926		\$67,612	
Per Capita Income	\$29,035		\$31,279	

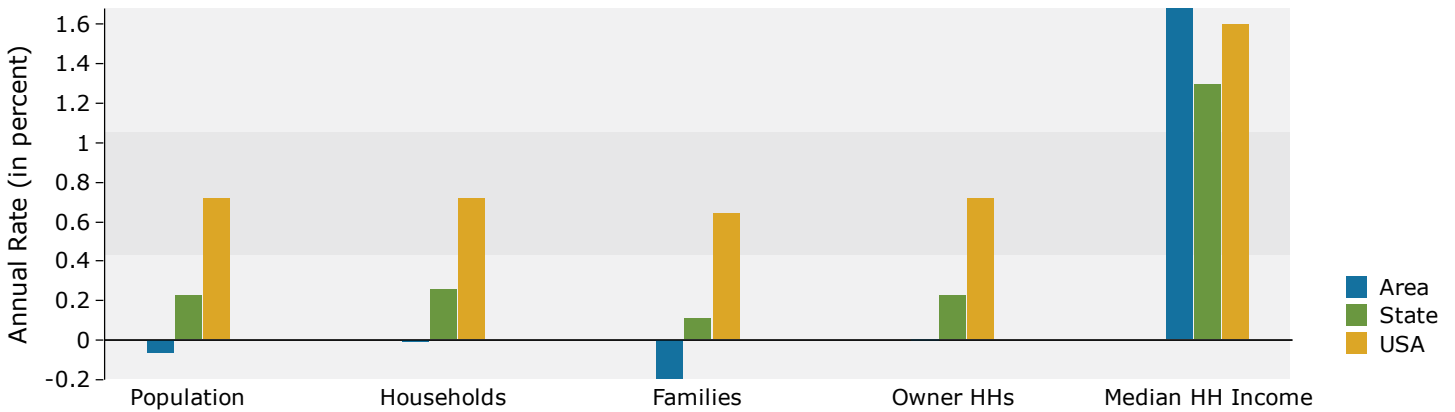
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	469	5.9%	418	5.4%	416	5.3%
5 - 9	426	5.3%	428	5.5%	419	5.4%
10 - 14	473	5.9%	421	5.4%	430	5.5%
15 - 19	422	5.3%	396	5.1%	402	5.2%
20 - 24	427	5.4%	405	5.2%	394	5.1%
25 - 34	972	12.2%	924	11.8%	866	11.1%
35 - 44	932	11.7%	911	11.7%	925	11.9%
45 - 54	1,070	13.4%	906	11.6%	872	11.2%
55 - 64	1,077	13.5%	1,092	14.0%	990	12.7%
65 - 74	753	9.5%	976	12.5%	1,055	13.6%
75 - 84	625	7.8%	580	7.4%	685	8.8%
85+	320	4.0%	346	4.4%	323	4.2%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,374	92.6%	7,100	91.0%	7,000	90.0%
Black Alone	309	3.9%	310	4.0%	310	4.0%
American Indian Alone	28	0.4%	34	0.4%	37	0.5%
Asian Alone	44	0.6%	84	1.1%	107	1.4%
Pacific Islander Alone	2	0.0%	4	0.1%	4	0.1%
Some Other Race Alone	32	0.4%	41	0.5%	49	0.6%
Two or More Races	177	2.2%	230	2.9%	270	3.5%
Hispanic Origin (Any Race)	73	0.9%	124	1.6%	156	2.0%

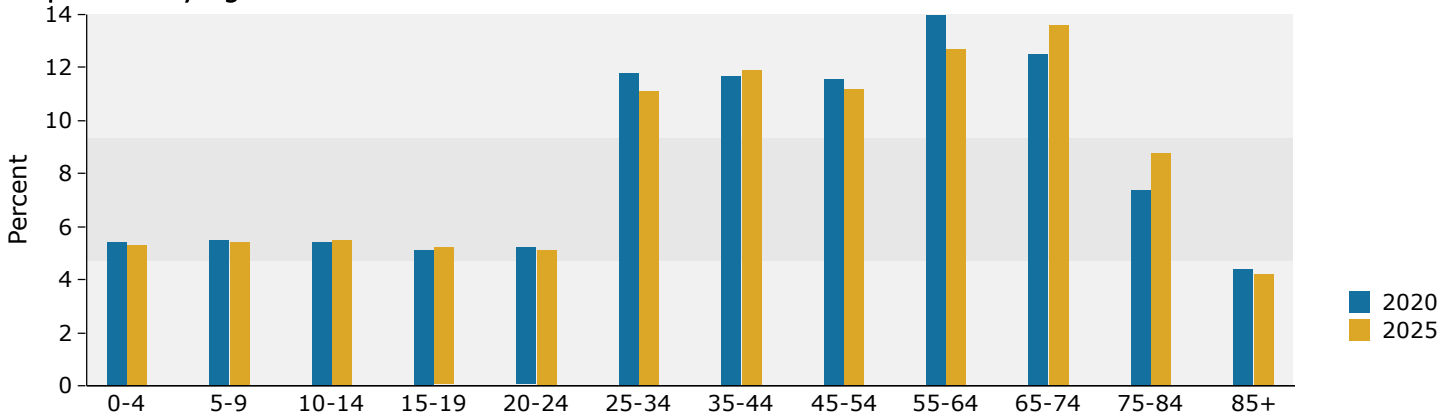
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

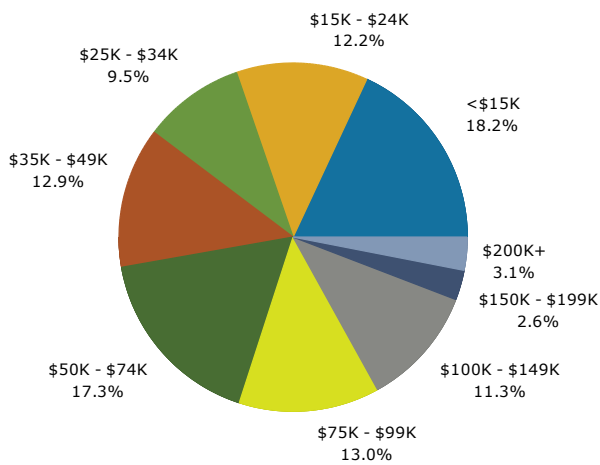
Trends 2020-2025



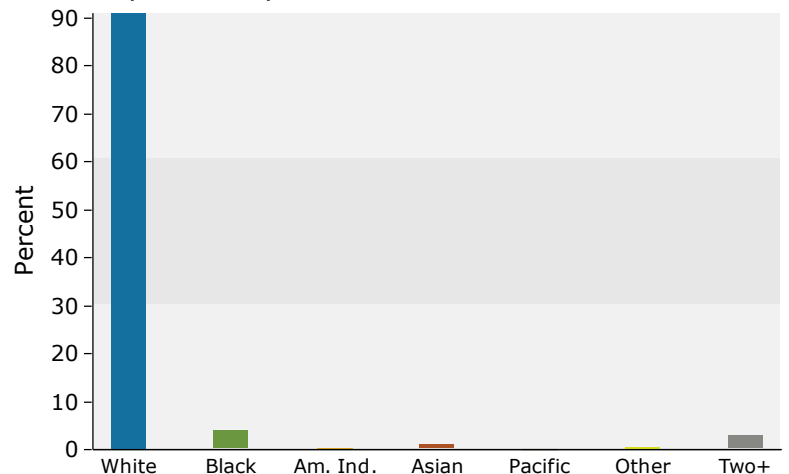
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 1.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers



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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

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