



FREESTANDING OFFICE/RETAIL BUILDING FOR SALE

991 EAST MAIN STREET

CHILLICOTHE, OH 45601



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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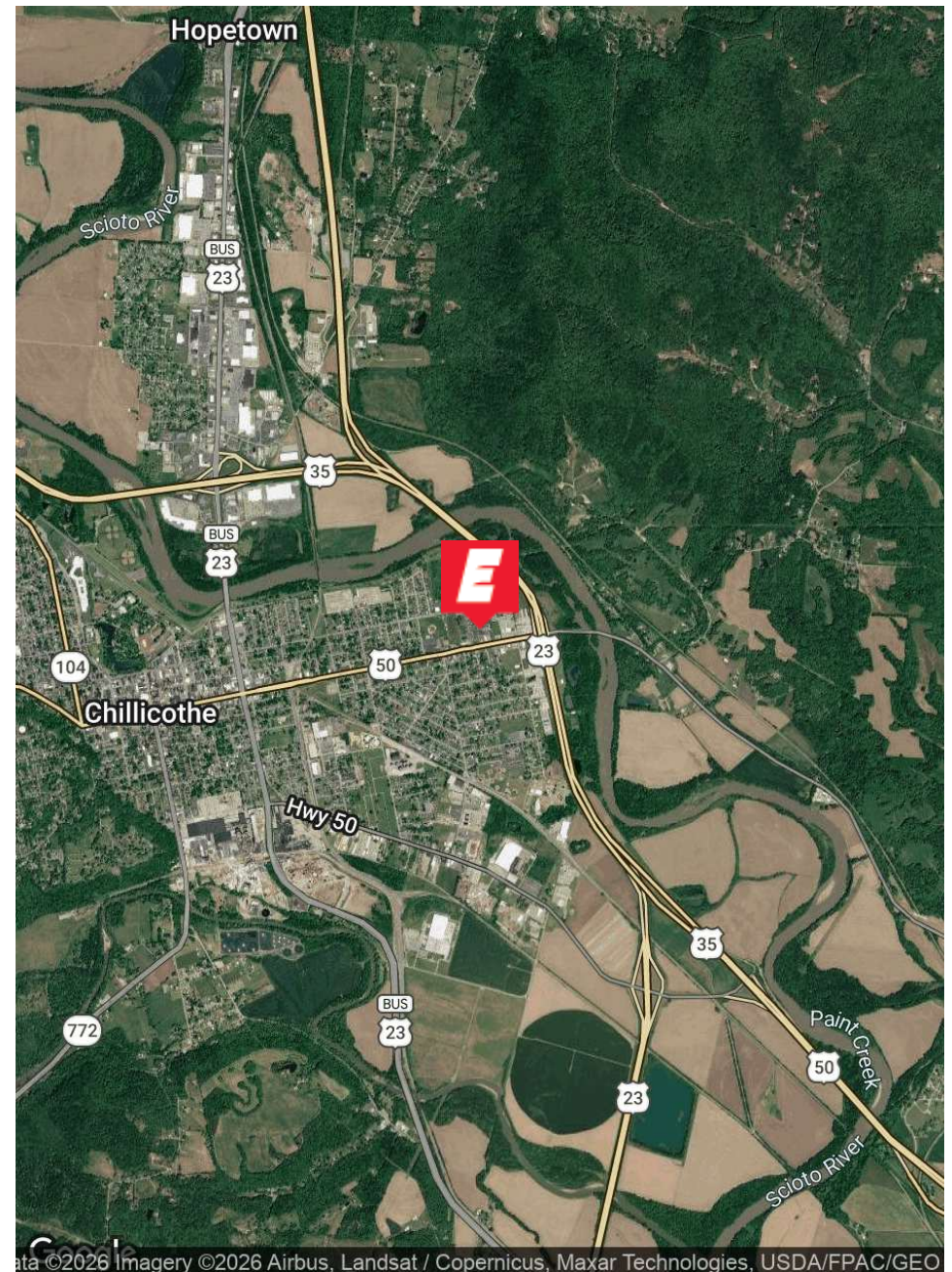
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Subject Property

EXECUTIVE SUMMARY

Elford Realty is proud to present a $\pm 2,400$ SF freestanding commercial building situated on ± 0.61 acres in Chillicothe, Ohio. Zoned General Commercial, the property offers a flexible opportunity for office, service, nonprofit, retail, or owner-user use, subject to applicable zoning and approvals. Located along the E. Main Street corridor, the site provides convenient access to surrounding commercial amenities and is well-positioned to serve a variety of business users.





\$250,000
ASKING PRICE

OFFICE/RETAIL
PROPERTY TYPE

2,400
TOTAL SF AVAILABLE

0.61
TOTAL ACREAGE

1978
YEAR BUILT

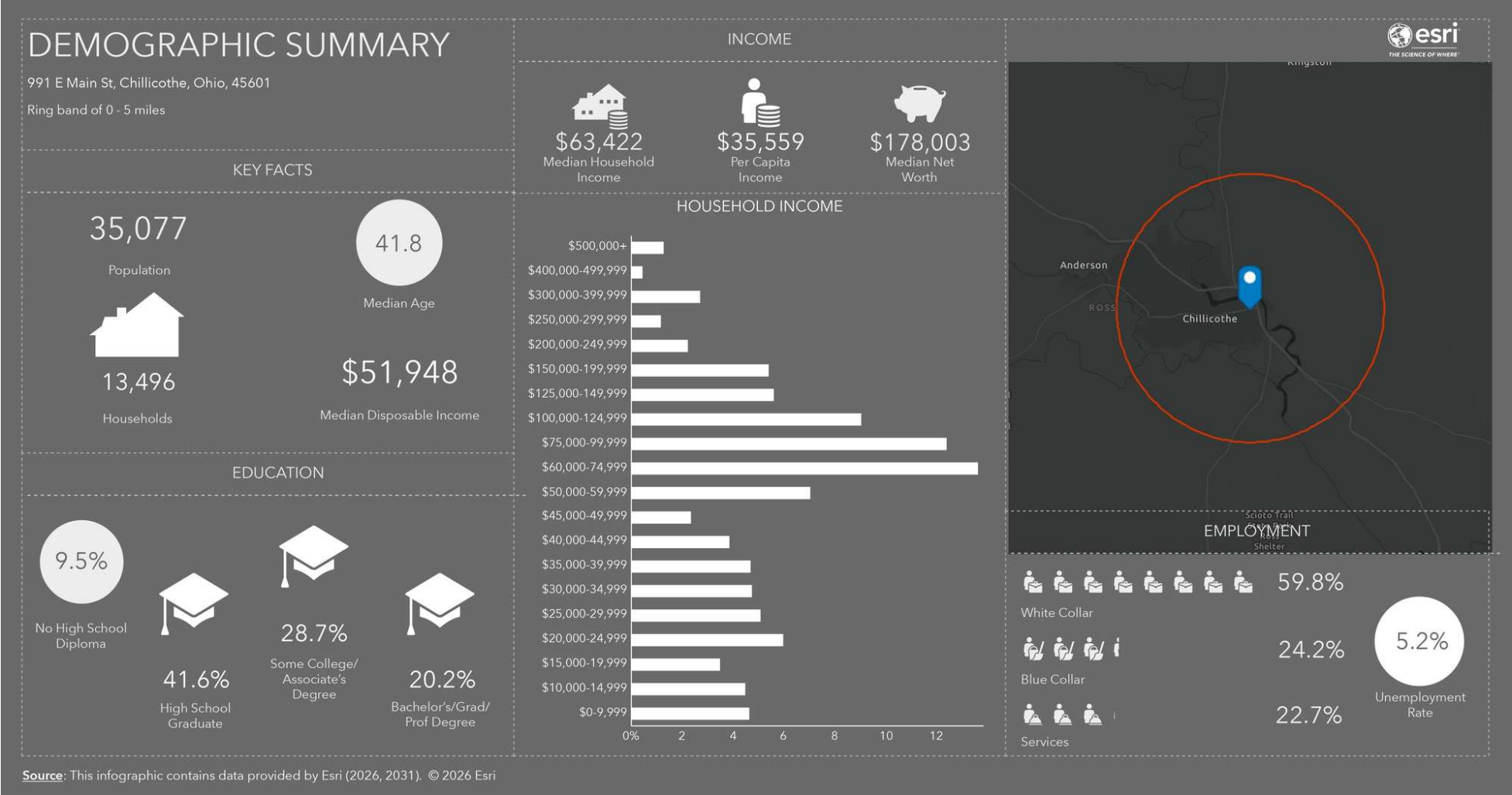
CHILLICOTHE/ROSS
CITY/COUNTY

GENERAL COMMERCIAL
ZONING

PROPERTY PHOTOS



DEMOGRAPHICS - 5 MILE RADIUS



Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elford Realty in compliance with all applicable fair housing and equal opportunity laws.

Image Sources: soccerstadiumdigest.com (p. 11 [top left] www.hometeamproperties.net (p. 11 [bottom left]), www.experiencecolumbus.com (p. 11 [top & middle right], ohio.org (p. 11 [bottom right] Shutterstock (p. 09, 12 bottom right, 14), foxnews.com/sports/ohio-state-football-stadium-fans-guidelines-relaxed-ad (p. 12 [top right], (p. 12 [middle right], <https://www.choicehotels.com/ohio/columbus/5-reasons-to-visit> (p. 12 [middle right])

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