

2415 MAPLE AVENUE

RE-DEVELOPMENT SITE OR FORMER CAR WASH FOR SALE

MUSKINGUM COUNTY
ZANESVILLE, OHIO



Lepi & Associates
Real Estate Services 

OFFERED BY: ROBERTA (BOBBI) LEPI, BROKER

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2415 MAPLE AVENUE ZANESVILLE

Uncover an exceptional re-development opportunity with this expansive property at 2415 Maple Ave, Zanesville, OH. Boasting 8,966 SF of space, constructed in 1989 situated on .71 acre of prime frontage land. This property offers a canvas for innovative re-development projects. With a C-4 zoning, it provides the flexibility for imaginative transformations and re-imagined uses; excellent for gas station, retail, convenience store, restaurant, or many other uses. Nestled in the vibrant Zanesville area, this property presents an enticing prospect for investors seeking to breathe new life into an existing structure or raze the building to build your own on a prime piece of real estate. Property may also operate as an existing car wash with many appealing features such as multi-bay detail shop area, upgraded MacNeil automatic equipment, newer HVAC and roof, private office, customer waiting area, and multiple restrooms. Sale includes real estate, furnishings, fixtures and equipment! Additionally, if you are looking to expand, the adjacent property with an additional .322 acre and 2 homes along Maple Avenue is also available for purchase! This offers an added opportunity to secure over an acre of prime real estate. Offered at \$1,350,000.



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REDEVELOPMENT SITE POTENTIAL



BUSINESSES LOCATED WITHIN ¼ MILE

- Walmart
- Family Dollar
- Autozone
- Goodwill
- Honey Baked Ham
- Burger King
- Taco Bell
- McDonalds
- Kentucky Fried Chicken

SITE DETAILS

- .713 Acre
- Parcel # 86-09-01-01-000
- Traffic Lighted Intersection
- C-4 Zoning
- All Public Utilities Available
- Customer Waiting Area
- Access from Taylor Street
- Existing Building Can Be Razed
- Over 25,000 VPD According to ODOT
- Over 220' of Frontage On Maple
- Additional Land May Be Available

POTENTIAL USES

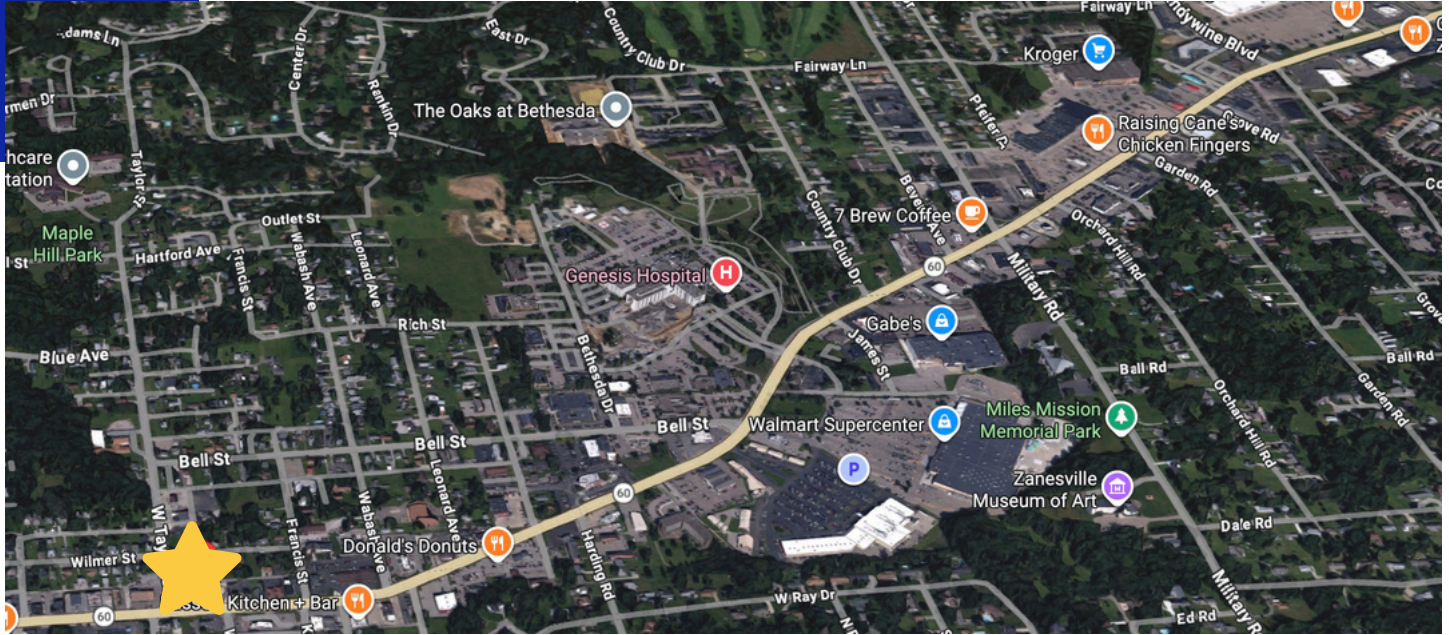
- Fast Food Restaurant
- Convenience Store
- Gas Station
- Utilize Existing Building For Drive Through
- Car Wash
- Stand Alone Retail Store
- Medical or Professional Office
- Service Industry
- Any Business That Can Benefit From Constant Traffic, Strong Visibility and Proximity to National Brands.



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PROPERTY LOCATION DESCRIPTION



2415 MAPLE AVENUE ZANESVILLE



Corner of Maple Avenue and Taylor Street, Zanesville
The location directly in front of 2415 Maple Avenue, Zanesville sits in one of the busiest, highest-visibility commercial corridors in Muskingum County. The Maple Avenue commercial district is a long, established retail artery with nonstop traffic, national brands, and strong daily consumer flow. Traffic boasts counts over 25,000/day according to ODOT. Easy ingress and egress from both directions due to center turn lanes at traffic lighted intersection.



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EXISTING BUILDING DETAILS

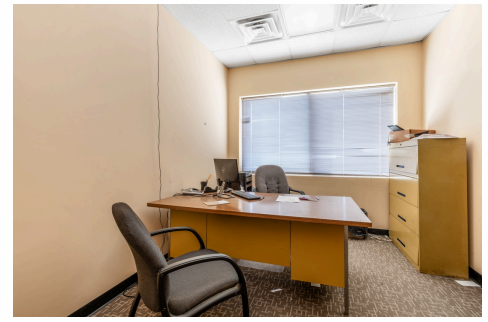


FORMERLY KNOWN AS SQUIGGLY'S CAR WASH

CAR WASH DETAILS

- 8966 Sq Ft Building
- .713 Acre
- Automatic Bay Wash
- Large Detailing Center
- Multiple Overhead Doors
- Customer Waiting Area
- Customer and Employee Restrooms
- Break Area
- Entire Property is Hard Surface
- Monument Signage on Maple Ave
- Building Signage
- Equipment Included
- Newer Roof and HVAC
- Taxes: \$9425 Annually
- Covered Awnings
- Upgraded MacNeil Automatic Equipment
- Access from Taylor Street and Rear Alley

EXISTING BUILDING PHOTOS



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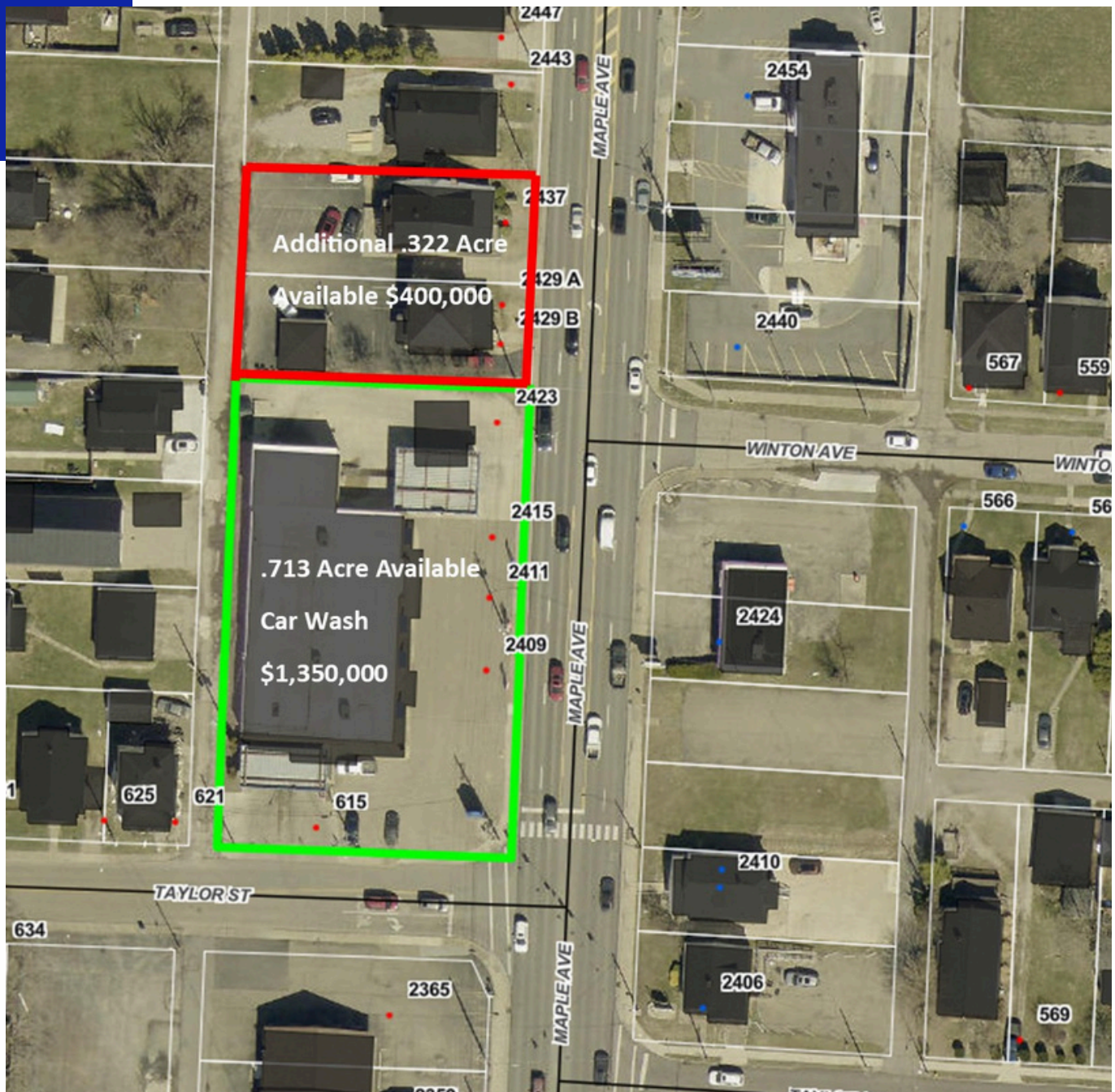
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EXPANSION POTENTIAL



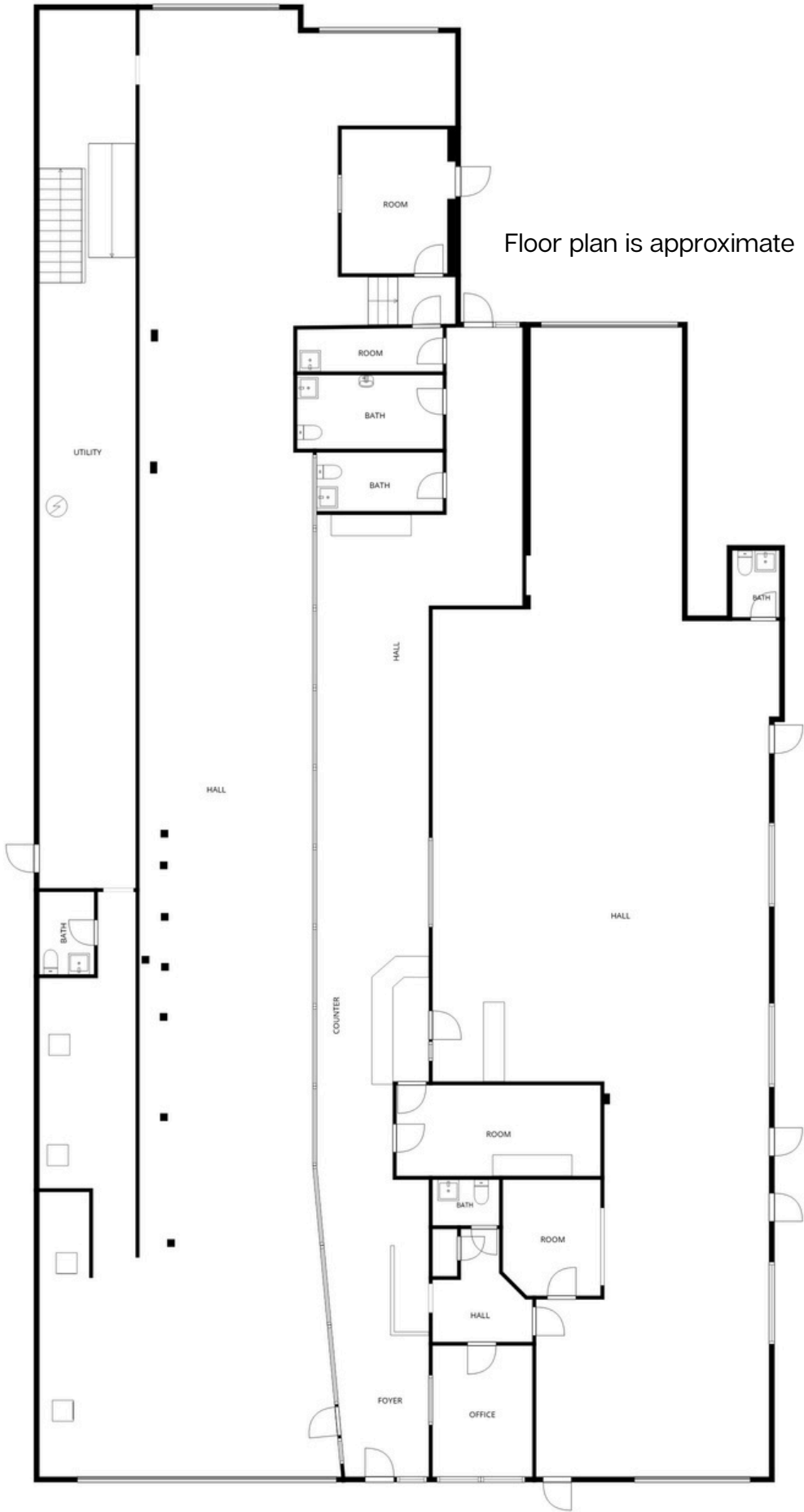
Additional property available located at 2429 Maple Avenue for \$400,000 along with the existing car wash at 2415 Maple Avenue with .713 acres offer a total of 1.03 acres of prime real estate on Maple Avenue.



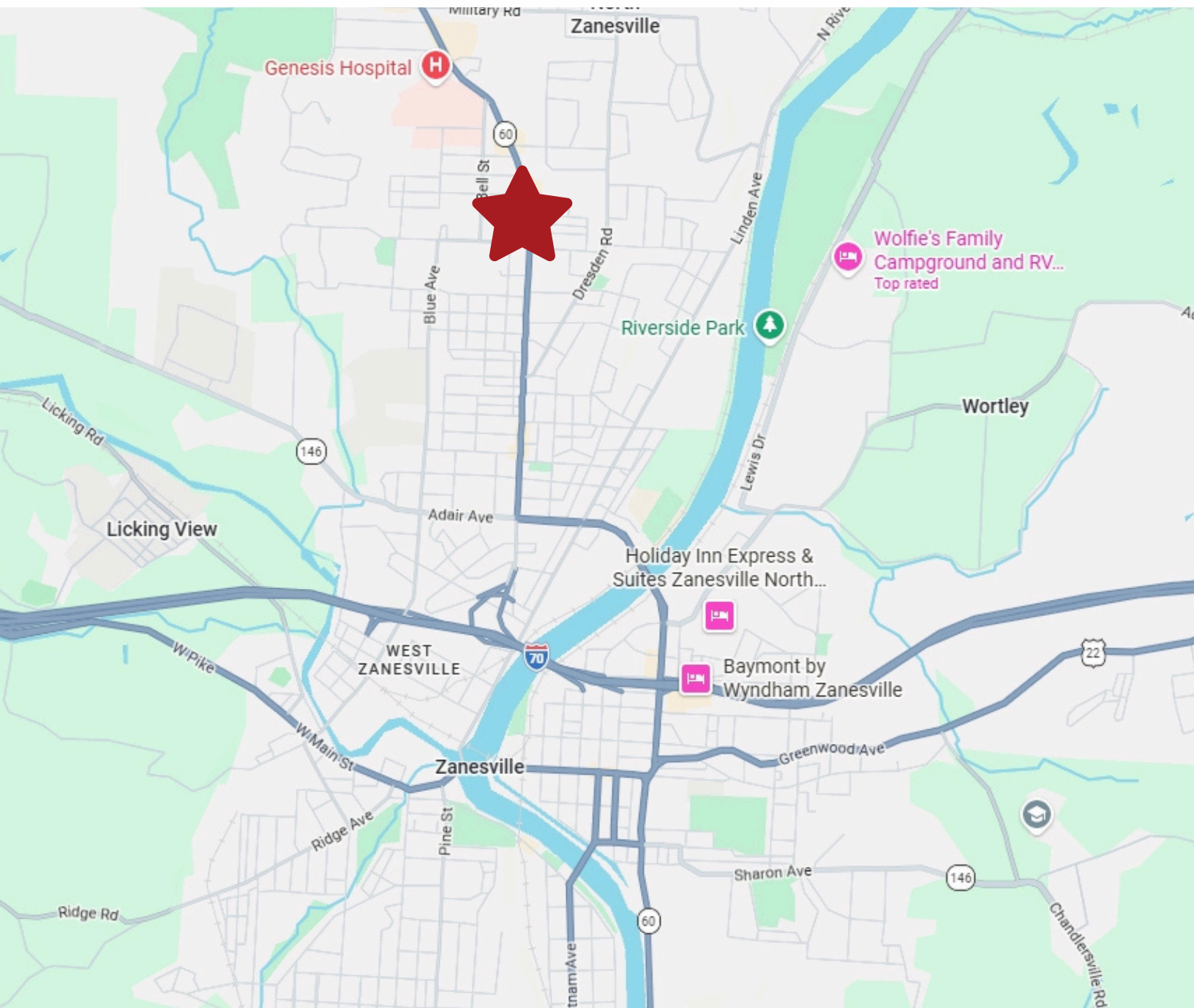
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FLOOR PLAN

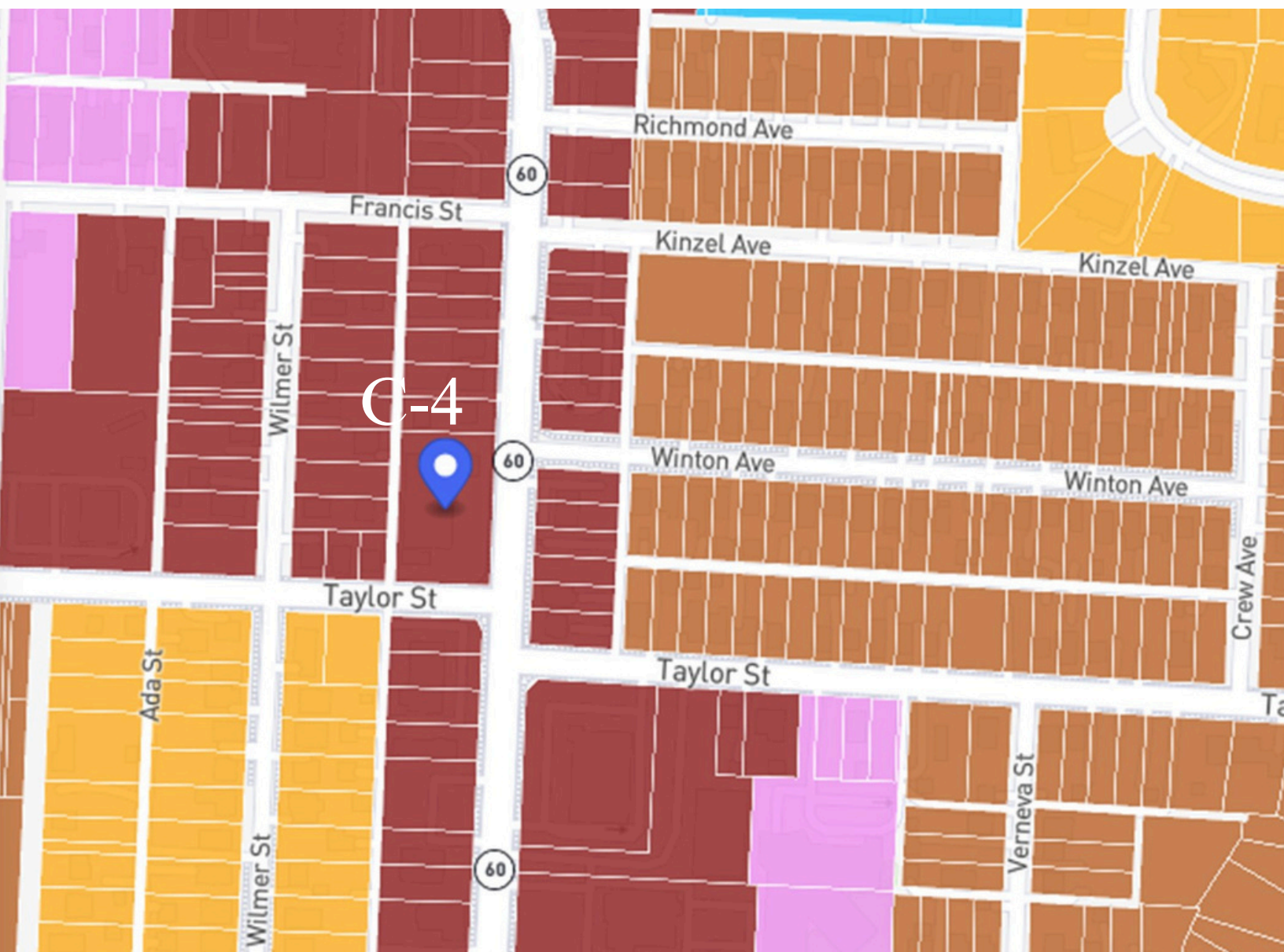


VICINITY MAP



- Less than a Half Mile from I-70 Interstate Exit
- 22 Miles to Cambridge, Ohio
- 20 Miles to Newark, Ohio
- 55 Miles to John Glenn International Airport
- 1 Mile to Genesis Hospital

ZONING INFORMATION



The City of Zanesville has zoning regulations. This property is zoned C-4. For zoning questions, please contact the City of Zanesville Zoning Department at 740-455-0612. To view permitted and conditional uses for C-4 zoning, you may visit the website through the QR code below.



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Zoning Website