

Large, Vacant, Commercial-Development, Shovel-Ready Lot



1.110±

ACRES

PICKAWAY CO., CIRCLEVILLE

Ohio

OFFERED IN 4 TRACTS

AUCTION

**FRIDAY, NOVEMBER 14
2 PM**

AUCTION LOCATION: Circleville Fire Department, 586 N. Court Street, Circleville, OH 43113. From US-23 turn east on OH-56/Main Street and travel .3 mile to Court Street. Turn north and travel .6 mile to Fire Department.

PROPERTY LOCATION: 301 N. Court St., Circleville, OH 43113 (Located between High St. and Water St.) From US-23 turn east on OH-56/Main Street and travel .3 mile to Court St. Turn north and travel 2 blocks to property on northwest corner of Court St. and High St.

Zoning: Downtown Business

- **PRIME LOCATION NEAR DOWNTOWN**
- **HIGH TRAFFIC VOLUME**
- **EASY ACCESS FROM ALL 4 SIDES**

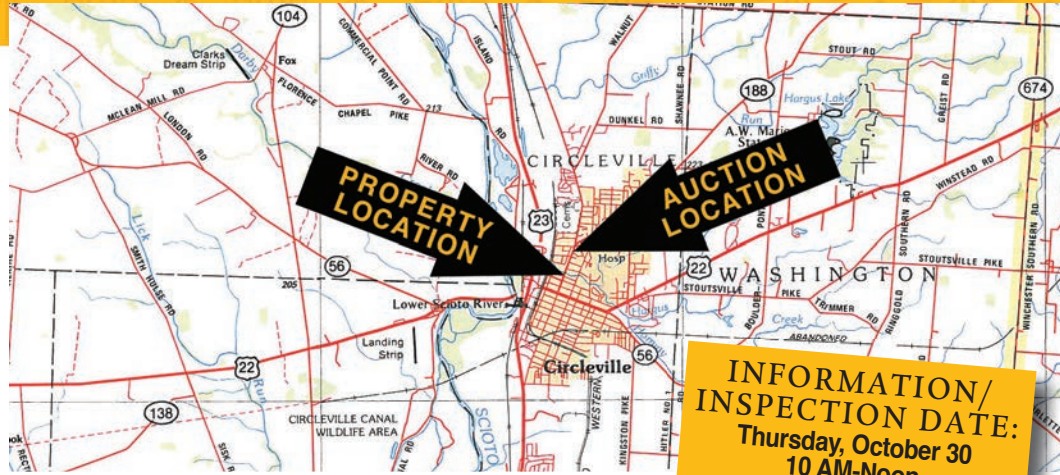
Each Tract is approximately 133' x 91' (12,100± sq. ft.)

Consider the income potential that this large lot has to offer. Investigate the opportunities for investors and business owners alike, such as fast food service, restaurant, strip mall, office building, retail store, or apartment building.

This property was previously utilized as a service station/carwash. The fuel tanks have been removed and the property has been cleaned and inspected. (No Further Action letter and other environmental reports are available upon request.)



In the Schrader Method of Auction, you may bid on any tract, any combination of tracts, or on the entire property. Put together the combination that best fits your needs.



**INFORMATION/
INSPECTION DATE:**
**Thursday, October 30
10 AM-Noon**
Meet a Schrader
Representative at the property
for more information.



OWNER: CIRCLEVILLE OIL COMPANY



Auction Managers: Nick Cummings, CAI 740-572-0756 Dale Evans 260-894-0458

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