

**Active**

**1590567** E35FA **304 E Market St**  
**City/Municip** Washington Court **Cnty** Fayette  
 Hous

**Unit#** **Subu** Fayette County **LP\$** 225,000  
**State** OH **Zip** 43160

**Subd** **Twp**



**Property Type** Office **# of Buildings** 1 **Lease Only** No

Current Annual Income & Expenses	
Gross Inc	\$
Vacancy	\$
Annual Tax	\$
Insurance	\$
Gas/Elec	\$
Wat/Sewer	\$
Waste Rem	\$
Maintenance	\$
Other	\$
Net OpInc	\$

Estimated Square Feet	
Office	
Retail	
Sales	
Rentable	
Warehouse	
<b>Total Sq FT</b>	
Lease Bldg	
<b>Price/Square Foot</b>	
Office \$	
Other \$	

**Map** [Click here for Additional Information](#)

1-1/2 blocks northeast of county court house at corner of East Market Street and North North Street in W@ashington C.H.

**Cross Street** N. North Street

**TaxID** 21100410015400

**Other TaxID**

**Auction No**

**Plans Available**

**Rail Service**

**Spec Fin** No

**Lease Only** No

**Realist2 Census Tract** 9,261.00

**Gross Income**

**Yearly Rent \$**

**Includes**

**Type**

**Net Income**

**Licenses**

**Sub**

**Assets Value**

**Real Estate**

**This Listing Courtesy of Wilson National LLC**

Very nice downtown free standing office building consisting of 3260 sq ft. of upscale office space with individual offices, conference room, lunch room, open span office/work room area, 1 car attached garage and partial basement. Totally remodeled in 2007. Corner location.

<b>Levels</b>	One	<b>Lot</b>	Irregular	<b>Fixture Des</b>	
<b>Bsmt</b>	Partial	<b>Acreage</b>	0.1640	<b>Equipment</b>	
<b>Const</b>	Brick	<b>Parking</b>		<b>Tanks/Pump</b>	
<b>Found</b>	Poured	<b>Road</b>	Public	<b>Truck Drs</b>	
<b>Flooring</b>	Vinyl, Carpet	<b>Traffic Ct</b>		<b>Inventory</b>	
<b>Roof</b>	Membrane	<b>Frontage</b>			
<b>Heating</b>	Gas, Electric, Heat Pump	<b>Transp</b>			
<b>Cooling</b>	Central Air	<b>Restrms</b>	2		
<b>Gas</b>	Natural	<b>Bay</b>			
<b>Water</b>	Public	<b>Docks</b>	0		
<b>Zoning</b>		<b>Fir Load</b>			
<b>Easement</b>	Of Record	<b>Ceiling</b>			
<b>Asmnt</b>	of record	<b>EQD</b>			
<b>Occupy</b>	Negotiable	<b>Age</b>	1940	<b>New</b>	No
		<b>Existin</b>			

**Realist2 Tax Information for Tax ID# 211-004-100-154-00**

304 E MARKET ST			
<b>Owner Name</b>	304 MARKET STREET LLC		
<b>Legal Descrip</b>	OUT LOT 82.5X86.25 PART MR LUBE OIL CHANGE		
<b>Tax Year</b>	2017	<b>Bldg SqFt</b>	3260
<b>Annual Taxes</b>	2797.82	<b>Bsmt SqFt</b>	
<b>Land Asmnt</b>	32100	<b>Lot Area</b>	0.164
<b>Improved Asmnt</b>	148400	<b>Lot Frontage</b>	83
<b>Total Asmnt</b>	180500	<b>Lot Depth</b>	86
<b>% Improved</b>	82.22%	<b>Year Built</b>	
<b>Asmnt Year</b>	2017	<b>Township</b>	WASHINGTON CO
<b>Last Sale Date</b>	2016-11-04	<b>Census Tract</b>	9261.00
<b>Last Sale Price</b>	140000		
<b>Document</b>	207-3569		
<b>Deed Type</b>	JOINT SURVIVO		

**Features**

<b>Site</b>	Business District
<b>Parking</b>	Private, Public, Onsite, Asphalt
<b>Road Frontage</b>	City
<b>Use/Type</b>	Office
<b>Rooms</b>	Office Area, Reception Area, Meeting Rooms, Kitchen
<b>Inside Feat</b>	
<b>Outside Feat</b>	Sidewalks
<b>Tenant Pays</b>	
<b>Owner Pays</b>	
<b>Documents Avail</b>	Aerial Photo, Floor Plan

**This listing is Active - Report Prepared by**



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 Hillsboro, OH 45133

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