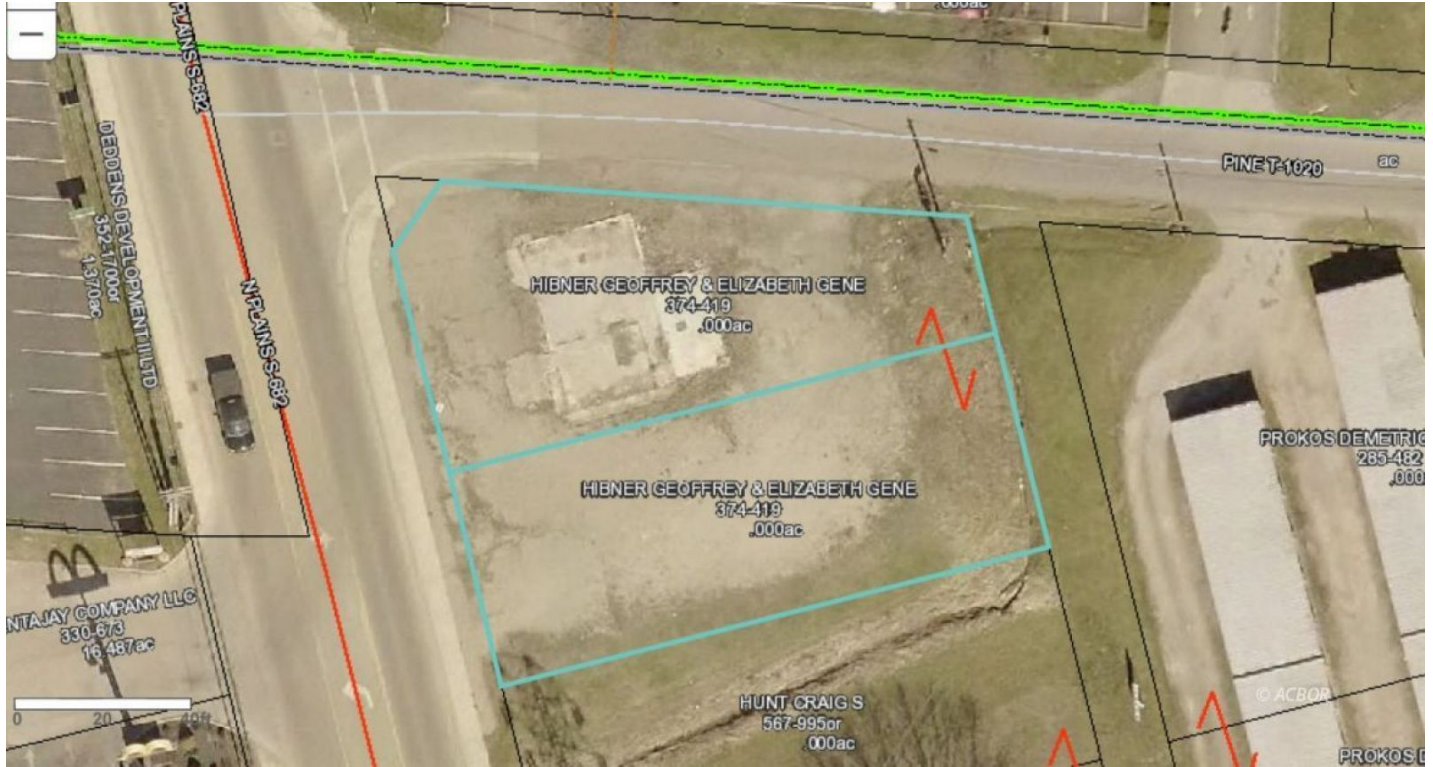


Ready-To-Go Commercial Lot

0.3 Acres

Asking: \$139,000



MLS#: 2427654 - Address: 87 N Plains Rd - The Plains, OH 45780

This high-traffic, high-visibility lot on North Plains Road is ready for your next project! Situated on a corner lot directly across the street from McDonald's and Rite Aide, this lot once was the location of a long standing service station. Now, all structures are cleared and final EPA remediation of the site has been completed. Lot is flat, graveled and ready-to-build with all utilities available at the road.

Listed By: Russell Chamberlain -- The Athens Real Estate Co., Ltd.

For more information on this listing contact:



Russell Chamberlain
The Athens Real Estate Co., Ltd.
8950 Lavelle Road - Athens, OH 45701
Office: (740) 589-4600 | Cell: (740) 541-3251
Fax: (800) 878-7700 | Email: russell@myathenshouse.com

87 N Plains Rd - The Plains, OH 45780 -

MLS: 2427654 - CL - Active - \$139,000

MLS #:	2427654	File #:	77
Status:	Active	Status Changed:	12/04/2020
List Price:	\$139,000	Org. List Price:	\$139,000
Property Type:	Commercial Lot	Listing Type:	For Sale
Classification:	Vacant Land	Zoning:	Commercial
Acres:	0.3	Lot Dim:	
Lot Sq Ft:	13,068	Depth:	
Frontage:			
HOA/Month:	Includes:		



Location Information:

Address:	87 N Plains Rd - The Plains, OH 45780	School District:	Athens CSD
County:	Athens	Subdivision:	
Section:		Township:	
Taxes/Yr.:	\$699	Range:	
GPS:	N39° 22.525' W82° 8.038' -- Lat: 39.37540970, Lng: -82.13397360		
Directions:			

Comments/Remarks: Ready-To-Go Commercial Lot

Public Descr.: This high-traffic, high-visibility lot on North Plains Road is ready for your next project! Situated on a corner lot directly across the street from McDonald's and Rite Aide, this lot once was the location of a long standing service station. Now, all structures are cleared and final EPA remediation of the site has been completed. Lot is flat, graveled and ready-to-build with all utilities available at the road.

Utilities Services:

- Contact Utility Company

Listed By: Russell Chamberlain - The Athens Real Estate Co., Ltd.

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



The Athens Real Estate Co., Ltd.
540 West Union Street
Athens, OH 45701

Office: (740) 589-4600
Fax: (800) 878-7700
www.myathenshouse.com



Residential Property Disclosure Exemption Form

Address: 87 N. Plains, The Plains, OH 45780

Owner's Name(s): The Athens Real Estate Company

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- (4) A transfer of new construction that has never been lived in;
- (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- (7) A transfer where either the owner or buyer is a government entity;
- (8) A transfer between co-owners;
- (9) A transfer of unimproved land;
- (10) A transfer of commercial/industrial property.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

Owner's Certification

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

<i>Russell Chamberlain</i>	dotloop verified 12/03/20 5:06 PM EST OFOG-Y2BN-ICAV-LS4O
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Owner

Date

Owner

Date

Purchaser's Acknowledgement

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Purchaser

Date

Purchaser

Date

COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : 87 N PLAINS RD	Map ID: A04-02402001-00	LUC: 452-C - AUTOMOTIVE SERVICE STA	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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CURRENT OWNER	GENERAL INFORMATION
HIBNER GEOFFREY & ELIZABETH GENE 200 W UNION ST ATHENS OH 45701	Routing No. Class C-Commercial Living Units 0 Neighborhood 00022000 Alternate Id District Zoning CAUV
Field Review Flag:	



Property Notes	
FOR SALE, THE ATHENS REAL ESTATE COMP. BLDG RAZED	Note Codes: IR-Informal Review

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	320 52 128			17,140
Total Acres: .1528			Legal Acres:		

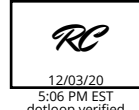
Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	6,000	17,140	17,140	0	0
Building	1,100	3,150	3,150	0	0
Total	7,100	20,290	20,290	0	0
Value Flag	Manual Override Reason Base Date of Value Effective Date of Value				

Entrance Information			
Date	ID	Entry Code	Source
01/09/18	EDC	8-Vacant Land	3-Other
08/20/13	KAR	5-Estimated For Misc. Reasons	3-Other
05/04/10	EDC	4-Currently Unoccupied	3-Other
06/04/09	MJR	6-Occupant Not At Home	3-Other
05/07/07	EDC	5-Estimated For Misc. Reasons	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors
Topo: 1-Level Utilities: 1-All Public Street/Road: 1-Paved Traffic: 3-Heavy Location: Spot Loc:

Legal Description
Parcel TieBack: Range - Township - Section: Legal Descriptions: PT IL 396 J-23
Add. TieBack: 

COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

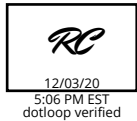
Situs : 87 N PLAINS RD	Parcel Id: A04-02402001-00	LUC: 452-C - AUTOMOTIVE SERVICE STA	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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Building Information		Building Other Features											
Year Built/Eff Year	1970 /	Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
Building #	1												
Structure Type	334-Service Station-												
Identical Units	1												
Total Units													
Grade	D0												
# Covered Parking													
# Uncovered Parking													
DBA	STARFIRE EXPRESS												

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	1,040	132	072-Service Stn-C	12	03-Concrete	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
2	01	01	299	39	072-Service Stn-C	12	03-Concrete	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	1,040	072-Service Stn-Conv Str	5		2,440
2	299	072-Service Stn-Conv Str	5		710

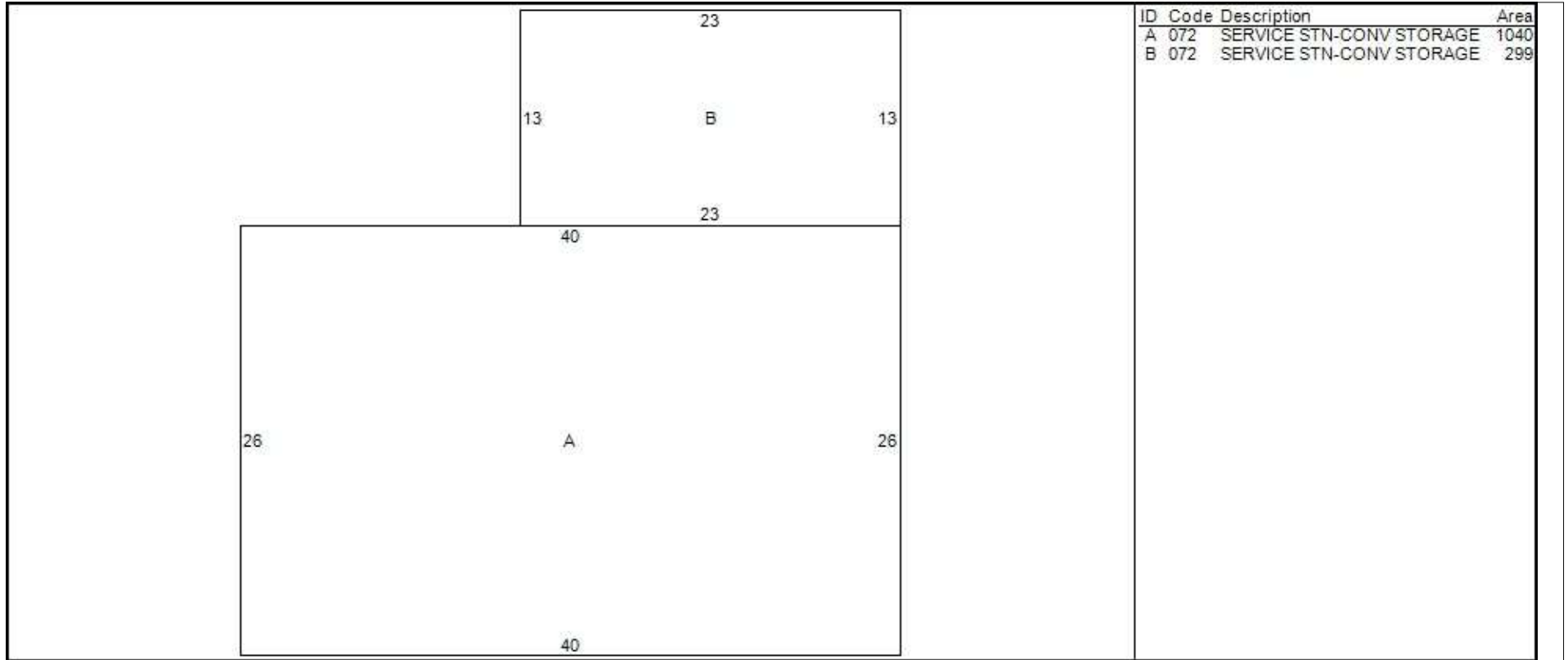
Outbuilding Data											
Line	Type	Yr Blt	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value



COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : 87 N PLAINS RD	Parcel Id: A04-02402001-00	LUC: 452-C - AUTOMOTIVE SERVICE STAT	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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ID	Code	Description	Area
A	072	SERVICE STN-CONV STORAGE	1040
B	072	SERVICE STN-CONV STORAGE	299



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Additional Property Photos




COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : 87 N PLAINS RD	Parcel Id: A04-02402001-00	LUC: 452-C - AUTOMOTIVE SERVICE STA	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
00		00-	0	1,040						0								
00		00-	0	299						0								

Apartment Detail - Building 1 of 1								
Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
 12/03/20 5:06 PM EST dotloop verified								

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	1,339
Replace, Cost New Less Depr	3,150
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	3,150
NBHD Fact	1.0000
Value per SF	2.35

Notes - Building 1 of 1
CNPY IS 24X50

Income Summary (Includes all Building on Parcel)	
Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	1,339

Misc & Gross Buiding Values	
Misc Building No	Misc Adjusted Value
Gross Building:	

COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : N PLAINS RD	Map ID: A04-02402002-00	LUC: 400-C - COMMERCIAL VACANT LAND	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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CURRENT OWNER	GENERAL INFORMATION
HIBNER GEOFFREY & ELIZABETH GENE 200 W UNION ST ATHENS OH 45701	Routing No. Class C-Commercial Living Units 0 Neighborhood 00022000 Alternate Id District Zoning CAUV
Field Review Flag:	

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Property Notes	
SEE#1 FOR SALE, THE ATHENS REAL ESTATE COMP	Note Codes: IR-Infomal Review

Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	320 50 128			16,480
Total Acres: .1469			Legal Acres:		


Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	5,770	16,480	16,480	0	0
Building	0	0	0	0	0
Total	5,770	16,480	16,480	0	0
Value Flag	Manual Override Reason Base Date of Value Effective Date of Value				

Entrance Information			
Date	ID	Entry Code	Source
01/09/18	EDC	8-Vacant Land	3-Other
08/20/13	KAR	8-Vacant Land	3-Other
05/04/10	EDC	8-Vacant Land	3-Other
08/13/08	DLA	8-Vacant Land	3-Other
05/30/06	JH	8-Vacant Land	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors
Topo: 1-Level Utilities: 1-All Public Street/Road: 1-Paved Traffic: 3-Heavy Location: Spot Loc:

Legal Description
Parcel TieBack: Range - Township - Section: - - - Legal Descriptions: 14-09-00 IL 395 J-23
Addl.TieBack:  12/03/20 5:06 PM EST dotloop verified

COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : N PLAINS RD	Parcel Id: A04-02402002-00	LUC: 400-C - COMMERCIAL VACANT LANE	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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Building Information		Building Other Features													
Year Built/Eff Year	/	Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
Building #															
Structure Type															
Identical Units															
Total Units															
Grade															
# Covered Parking															
# Uncovered Parking															
DBA															

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data											
Line	Type	Yr Blt	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value



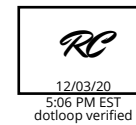
COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO

Situs : N PLAINS RD	Parcel Id: A04-02402002-00	LUC: 400-C - COMMERCIAL VACANT LAND	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

ATHENS CO., OHIO


Situs : N PLAINS RD	Parcel Id: A04-02402002-00	LUC: 400-C - COMMERCIAL VACANT LANI	Card: 1 of 1	Tax Year: 2020	Printed: 12/03/20
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Income Detail (Includes all Buildings on Parcel)																		
Use Mod	Inc	Model		Units	Net Area	Income	Econ	Potential	Vac	Vac	Additional	Effective	Expense	Expense	Expense	Other	Total	Net
Grp	Type	Mod	Description			Rate	Adjust	Gross	Model	Adj	Income	Gross	Model %	Adj %	Adj	Expenses	Expenses	Operating
								Income				Income						Income

Apartment Detail - Building 1 of 1								
Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

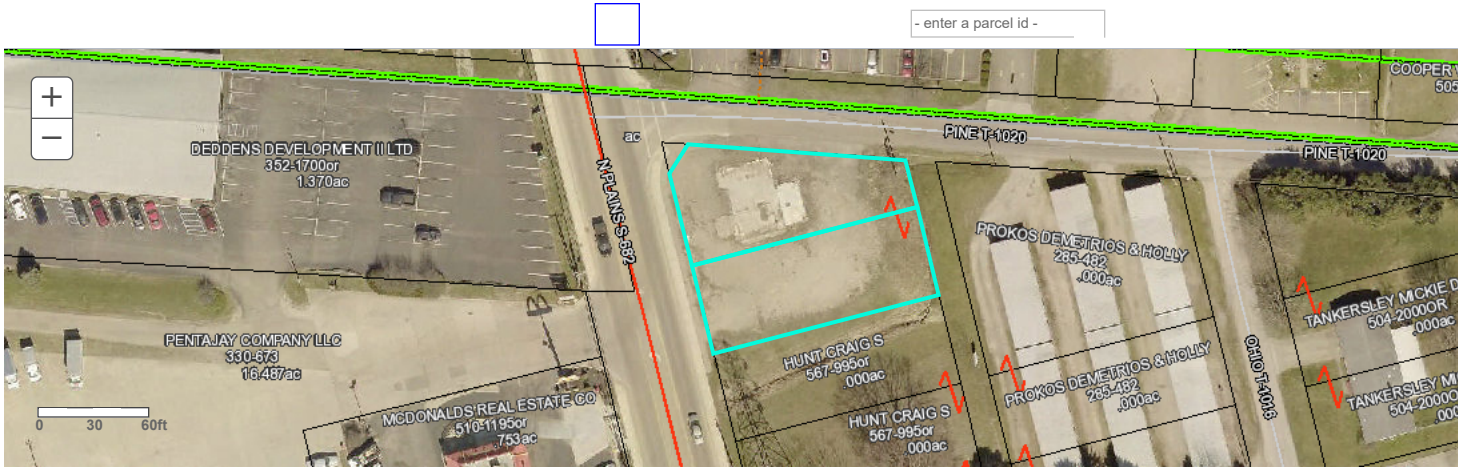
Building Cost Detail - Building 1 of 1	
Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00


Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)	
Total Gross Rent Area	
Total Gross Building Area	
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Misc & Gross Buiding Values	
Misc Building No	Misc Adjusted Value
Gross Building:	

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