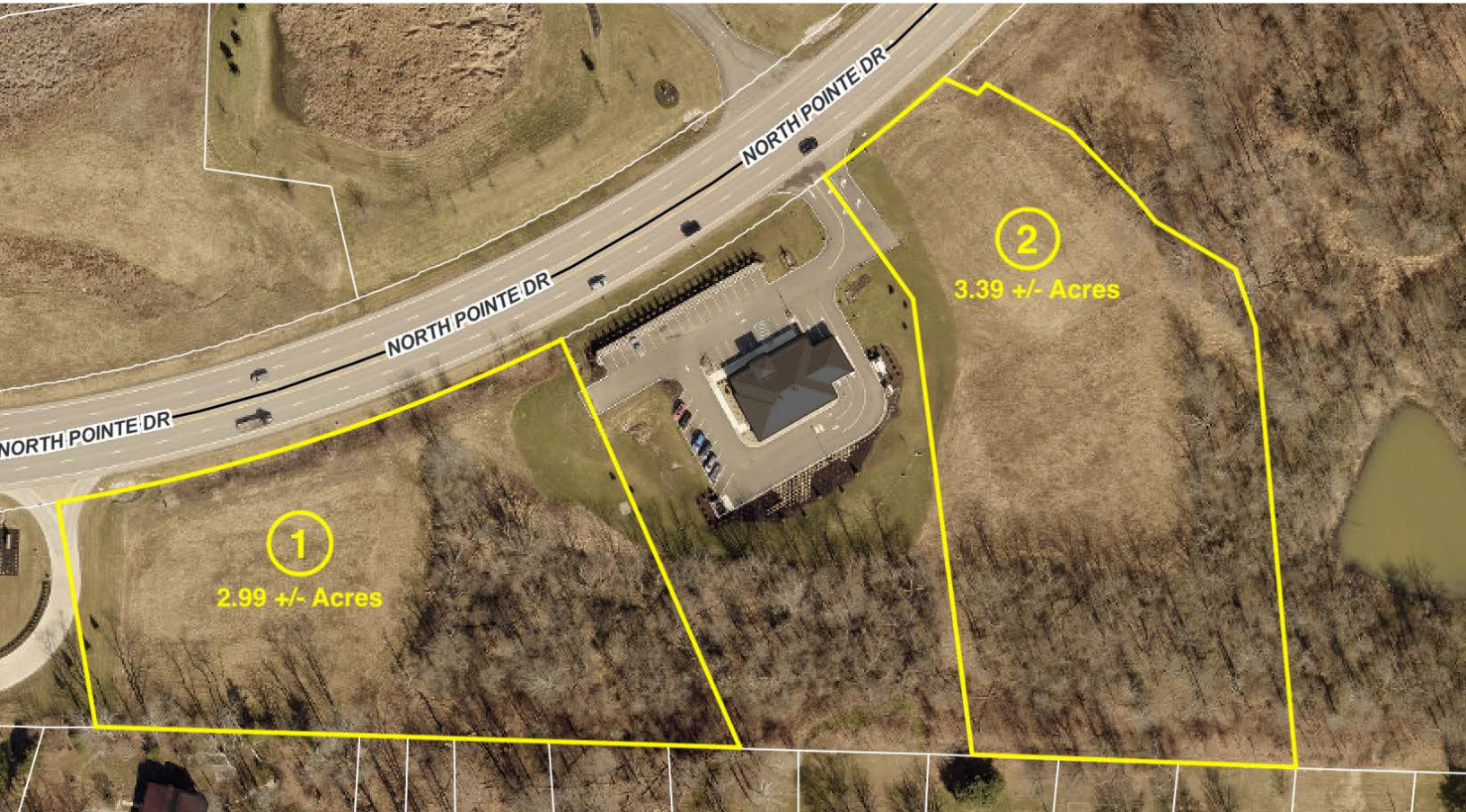


# ABSOLUTE AUCTION

FRIDAY, AUGUST 8, 2025, 1:00 PM



COMMERCIAL  
REAL ESTATE



## ZANESVILLE COMMERCIAL DEVELOPMENT LAND (2) COMMERCIAL BUILDING SITES

NORTHPOINTE DR.,  
ZANESVILLE, OH 43701

### LIVE AUCTION WITH ONLINE BIDDING

Real estate features 2 commercial building sites in an excellent location that allows for offices, gas stations, restaurants and much more. Northpointe Drive is a newer developed area and adjoins Maple Ave. (SR 60) and SR 146 in Zanesville. Public utilities available. Great visibility in a high traffic location. Situated on a 4-lane road with a turning lane. Located close to Lowe's, Kohls, Home Depot, and other high traffic franchises. Both parcels have been surveyed and approved for transfer and are subject to a Reciprocal Access Easement Agreement. Zoned C-4. Zanesville City, Muskingum Co.

#### Note:

Deed restrictions prevent the following uses: X-rated retail stores, storage units, billboards, and marijuana related facilities.



Scan for auction  
details, including  
directions.

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highest bidders  
on location.*

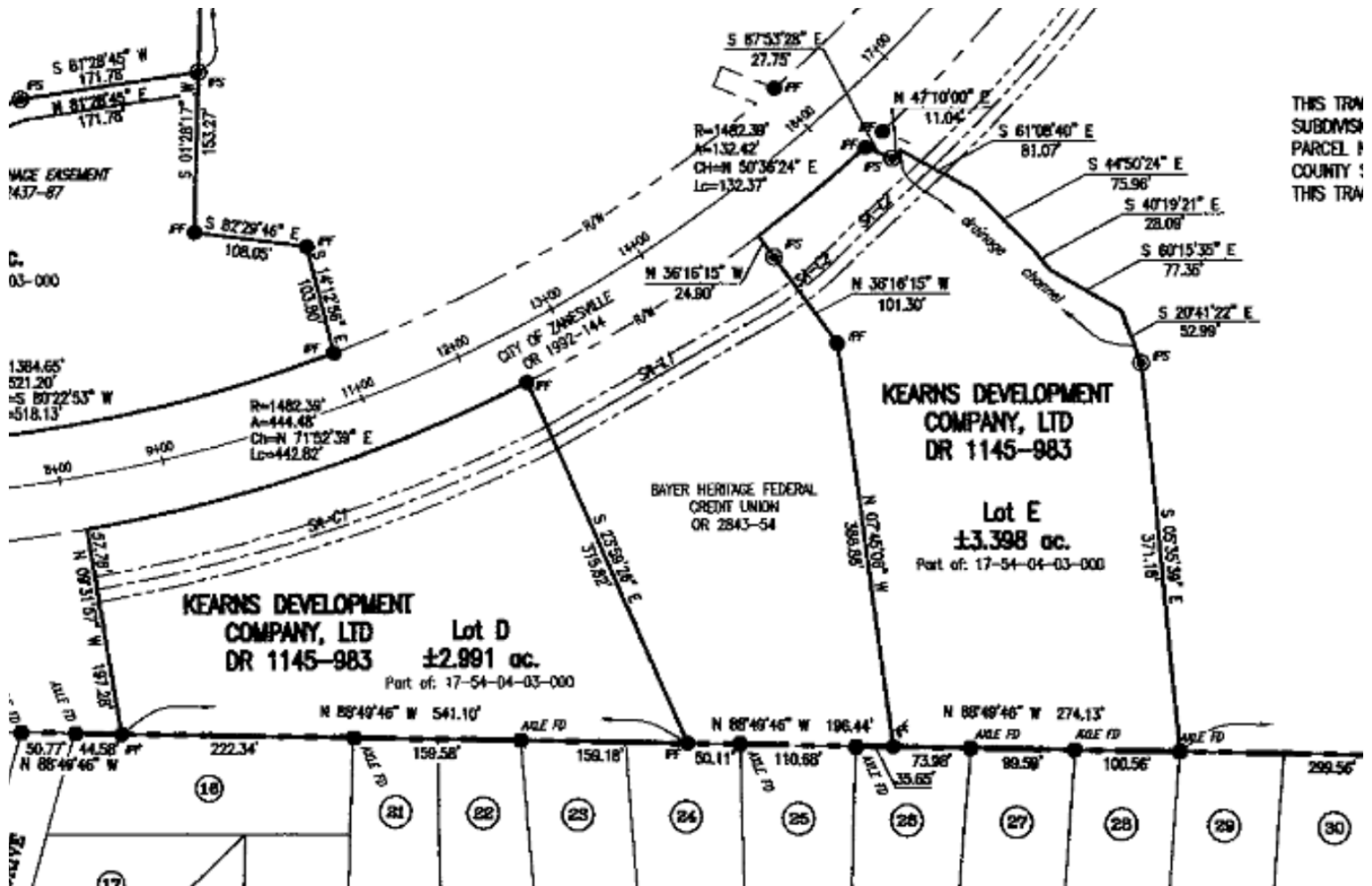
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**MLS**





THIS TRN  
SUBDIVISION  
PARCEL 1  
COUNTY :  
THIS TRN

#### Parcel 1:

Mostly level and cleared lot located between Bayer Heritage Federal Credit Union and Northpointe Surgical Suites totaling 2.991 acres. The lot has access available on Northpointe Drive at the right in/right out at Northpointe Surgical, and the full apron at Bayer Heritage. All purchasers will be required to build an access road across their lot in between Bayer Heritage and Northpointe Surgical. Muskingum County parcel #17-54-04-07-000.

#### Parcel 2:

Rolling lot located on the east side of Bayer Heritage Federal Credit Union totaling 3.398 acres. The lot has direct access to Northpointe Drive at the designated apron. All purchasers will be required to build an access road across their lot to connect to the adjoining lots. Muskingum County parcel #17-54-04-08-000.

#### Terms On Real Estate:

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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ADVISORS**

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