

**Prairie Grass Trail Commercial Opportunity**  
141 W Xenia Ave  
Cedarville, OH 45314

**\$689,000**  
5± Acres  
Greene County





## Prairie Grass Trail Commercial Opportunity Cedarville, OH / Greene County

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### **SUMMARY**

#### **Address**

141 W Xenia Ave

#### **City, State Zip**

Cedarville, OH 45314

#### **County**

Greene County

#### **Type**

Lakefront, Commercial, Business Opportunity

#### **Latitude / Longitude**

39.7383 / -83.811

#### **Acreage**

5

#### **Price**

\$689,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/prairie-grass-trail-commercial-opportunity-greene-ohio/46784/>



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#### **PROPERTY DESCRIPTION**

Imagine creating a workspace that creates the perfect mix of business and serenity for your employees. This beautiful parcel offers two commercial buildings, as well as a more residential-type building that skirt the shore of a +/- 7 acre lake and lie adjacent to the Prairie Grass Trail. The main commercial building offers over 9,000 sq ft of space with 3 roll-up doors. This was formerly a manufacturing business and offers a reception area, office space, conference rooms, lab space/production area, storage, etc. The metal warehouse offers more than 6,000 sq ft of space and includes office space, lab space and 2 large open areas for manufacturing or storage. These spacious facilities offer ample parking, shipping and receiving, and easy access to major thoroughfares for transporting your finished product. The mixed residential/commercial building offers over 3500 sq ft of space. It is currently being used as an office, but with two kitchens, bathrooms, and bedrooms, could be used as a home for the business owner or could generate additional income as a rental property. The lake is not included, but is available for purchase. Seller requires 60 days post closing to vacate buildings. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764).

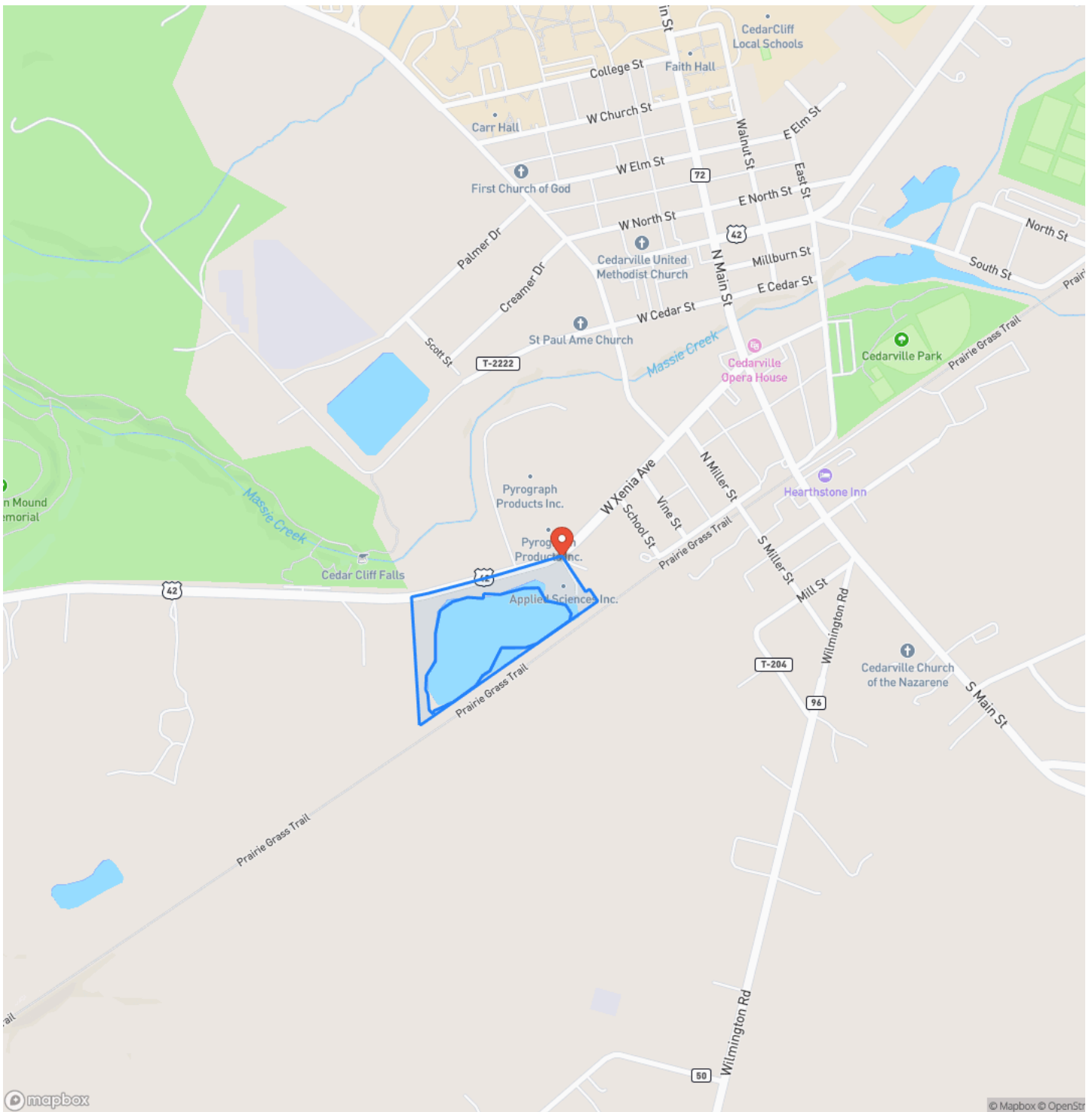


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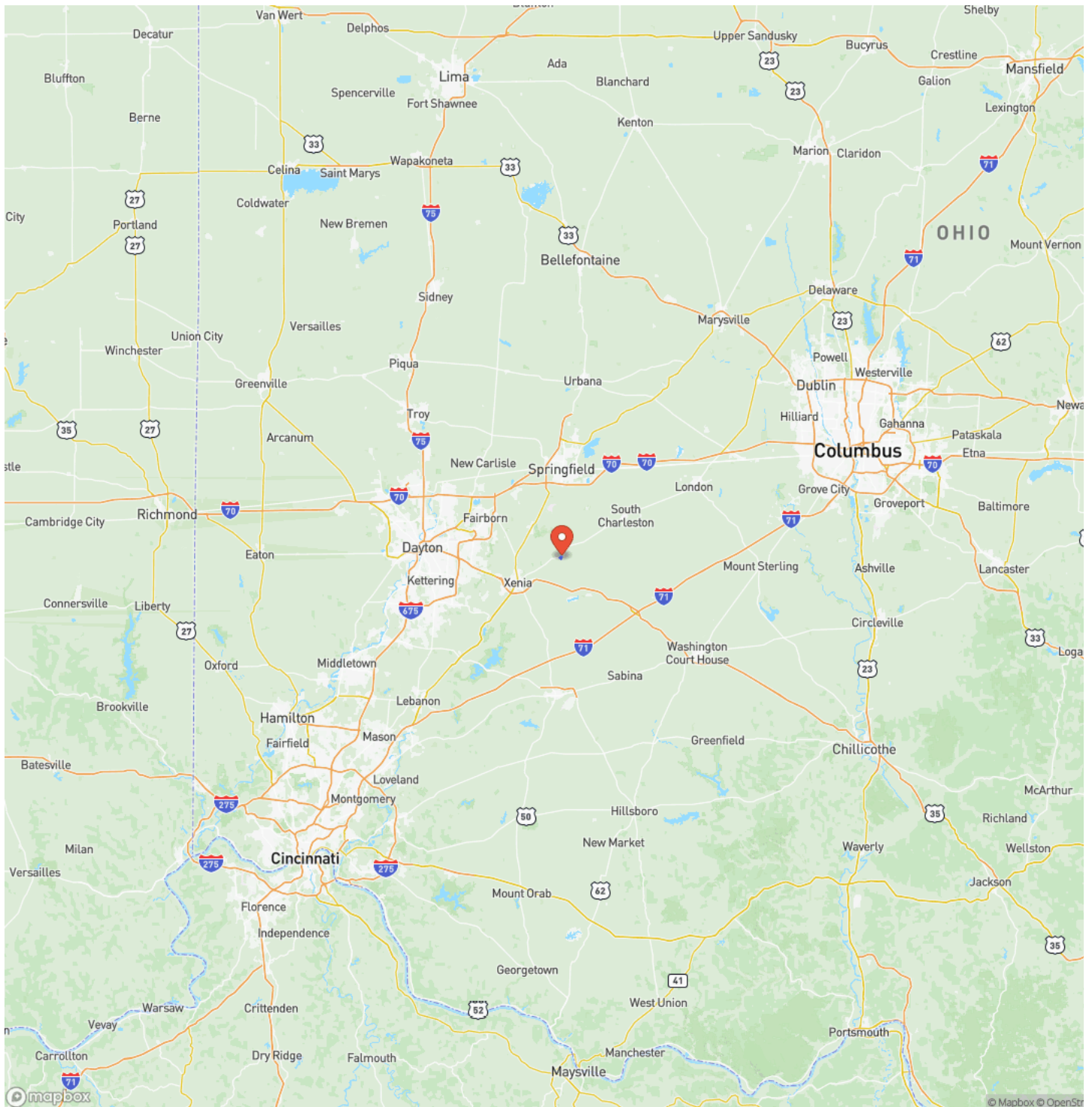


## Locator Map





## Locator Map





## Satellite Map



## Prairie Grass Trail Commercial Opportunity Cedarville, OH / Greene County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Caryville, TN 42349

## NOTES

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## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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