

**Commercial Opportunity with Land**  
13916 State Route 279  
Oak Hill, OH 45656

**\$247,000**  
3± Acres  
Jackson County



**Commercial Opportunity with Land**  
**Oak Hill, OH / Jackson County**

**SUMMARY**

**Address**

13916 State Route 279

**City, State Zip**

Oak Hill, OH 45656

**County**

Jackson County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

38.8876 / -82.5355

**Dwelling Square Feet**

9,600

**Acreage**

3

**Price**

\$247,000

**Property Website**

<https://arrowheadlandcompany.com/property/commercial-opportunity-with-land/jackson/ohio/52409/>



## Commercial Opportunity with Land Oak Hill, OH / Jackson County

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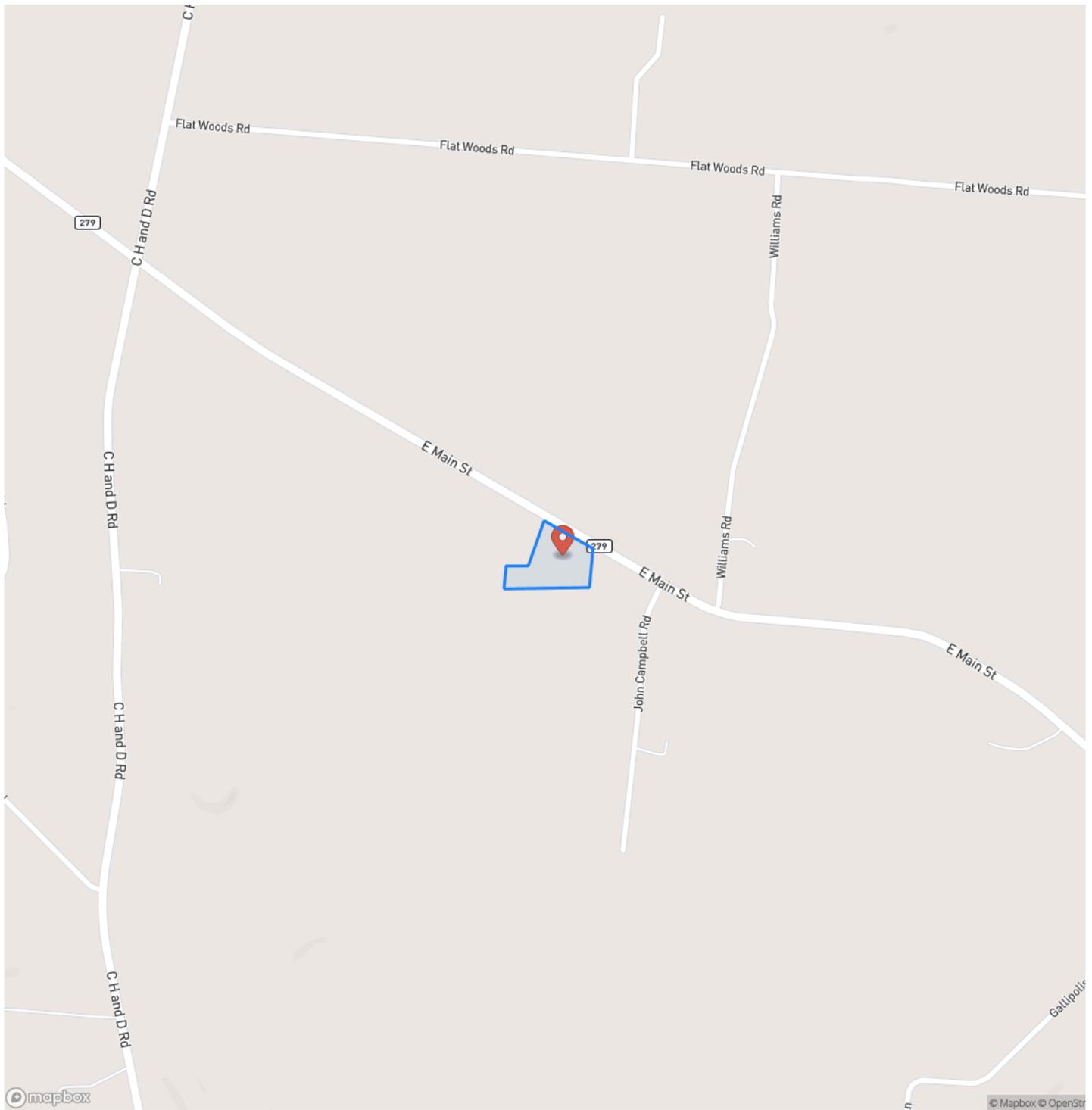
### **PROPERTY DESCRIPTION**

Take a look at this commercial opportunity that features a 9,600 square foot building with basement, ground floor entrance in back, open floor plan on upper level with offices and restrooms on both floors. There is a large kitchen, large dining area, multiple downstairs rooms, multiple entrances, and plenty of parking. The parking area offers paved areas as well plenty of room for expansion. This building could be converted into an office building, manufacturing or production facility, apartment building, or a custom home. The lower level could easily be converted into a workshop and adding a rollup door is possible here with ground floor entrance. There is a septic, public water, and electric throughout. The options for this property are endless. This property is outside of the city limits of Oak Hill, Ohio. The property is just minutes from St. Rt. 93 and St. Rt. 35 offers good access for commuting. The property is about 45 +/- minutes to Ashland, Chillicothe, Portsmouth and Athens. "Sellers" mineral rights convey. Property is subject to an easement on the East boundary. 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) , or Josh Grant at [\(330\) 341-0997](tel:3303410997) .

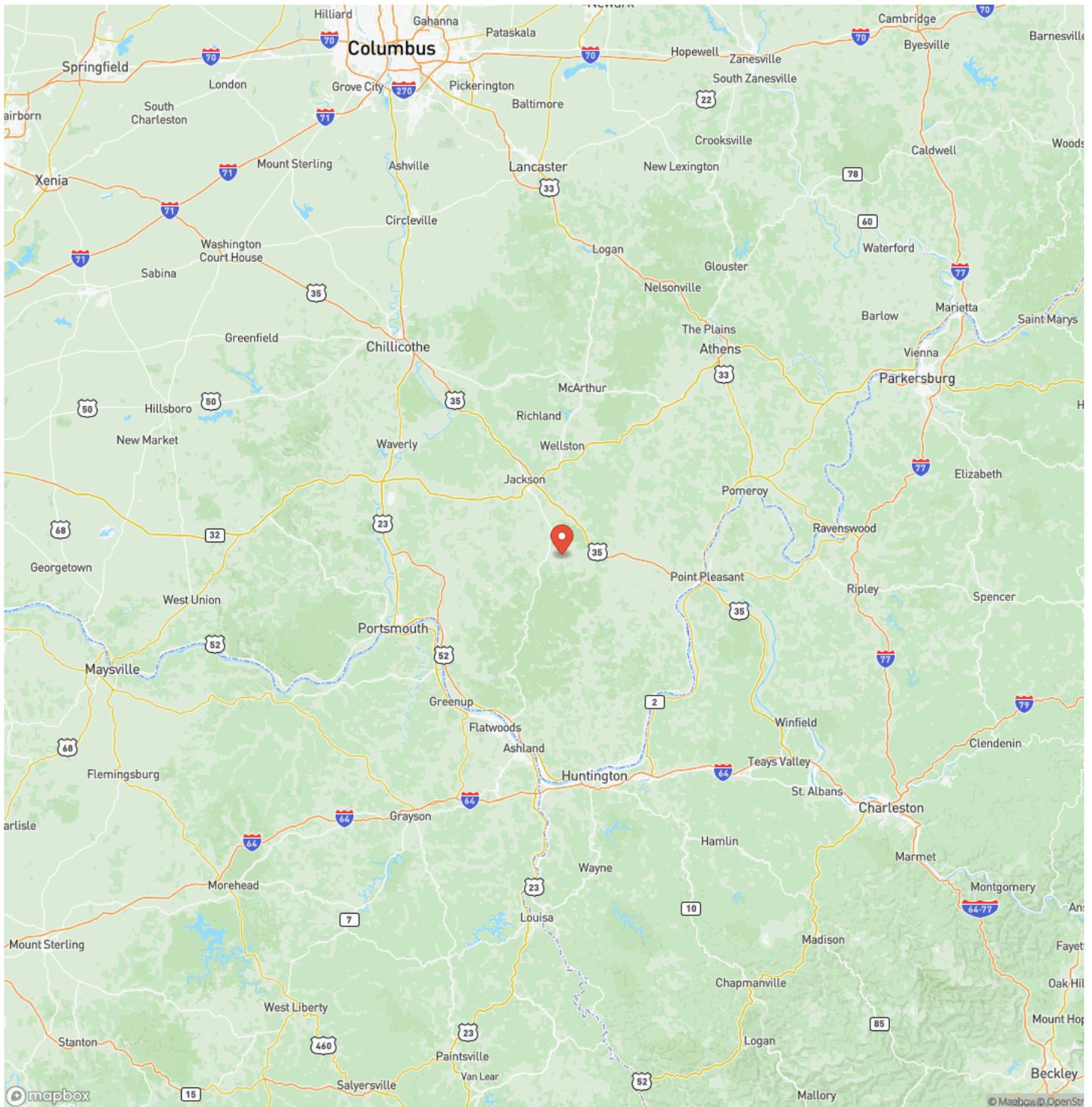
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## Locator Map



# Locator Map



## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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