

Canal Winchester Investment & Development Property
0 Cemetery Road
Canal Winchester, OH 43110

\$170,000
2.5± Acres
Franklin County



Canal Winchester Investment & Development Property
Canal Winchester, OH / Franklin County

SUMMARY

Address

0 Cemetery Road

City, State Zip

Canal Winchester, OH 43110

County

Franklin County

Type

Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude

39.8537 / -82.81725

Taxes (Annually)

\$1,971

Acreage

2.5

Price

\$170,000

Property Website

<https://arrowheadlandcompany.com/property/canal-winchester-investment-development-property/franklin/ohio/103067/>



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PROPERTY DESCRIPTION

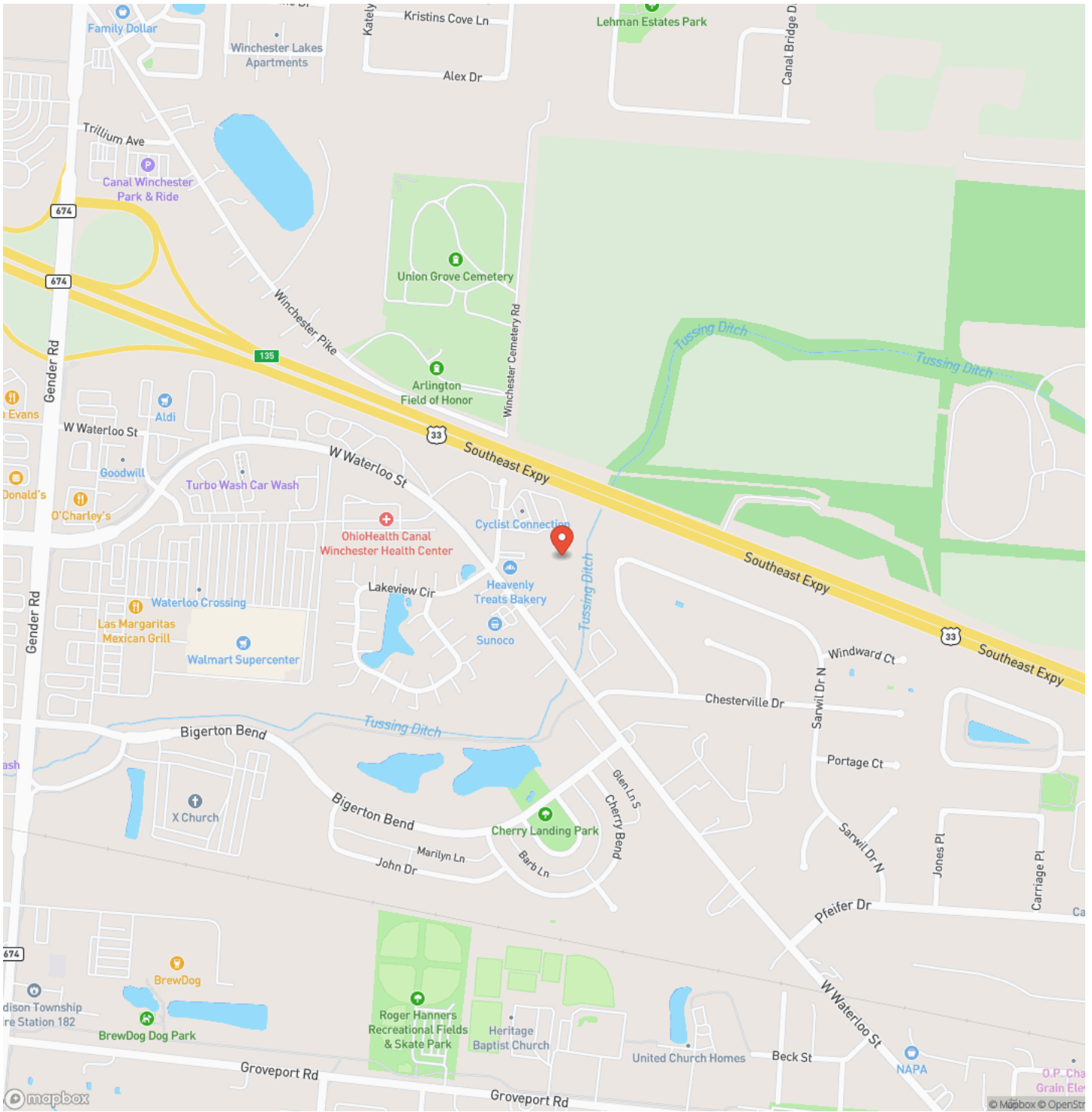
Take a look at this 2.5 +/- acre undeveloped parcel located in the rapidly growing area of Canal Winchester in Franklin County, Ohio! Situated on Cemetery Rd and just off W Waterloo St, this property offers an opportunity for investors and business owners in a highly desirable and active location. This property is currently zoned for commercial use, making it well-suited for a variety of business or development opportunities (buyers to verify specific permitted uses). Conveniently located approximately 20 +/- minutes from Columbus and just minutes from State Route 33, the site offers excellent accessibility for customers and future development. Positioned near established retail and dining corridors along Waterloo Street, the property benefits from strong surrounding growth and continued development in the area. Whether you're considering a business venture, development project, or long-term investment, this property presents a blank canvas with strong upside potential in a high-demand corridor. Don't miss your chance to secure land in one of Central Ohio's expanding markets! This property is conveniently located 15 +/- minutes from Pickerington and 10 +/- minutes from Groveport. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Nate Barlow at [\(937\) 681-3757](tel:937-681-3757) .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

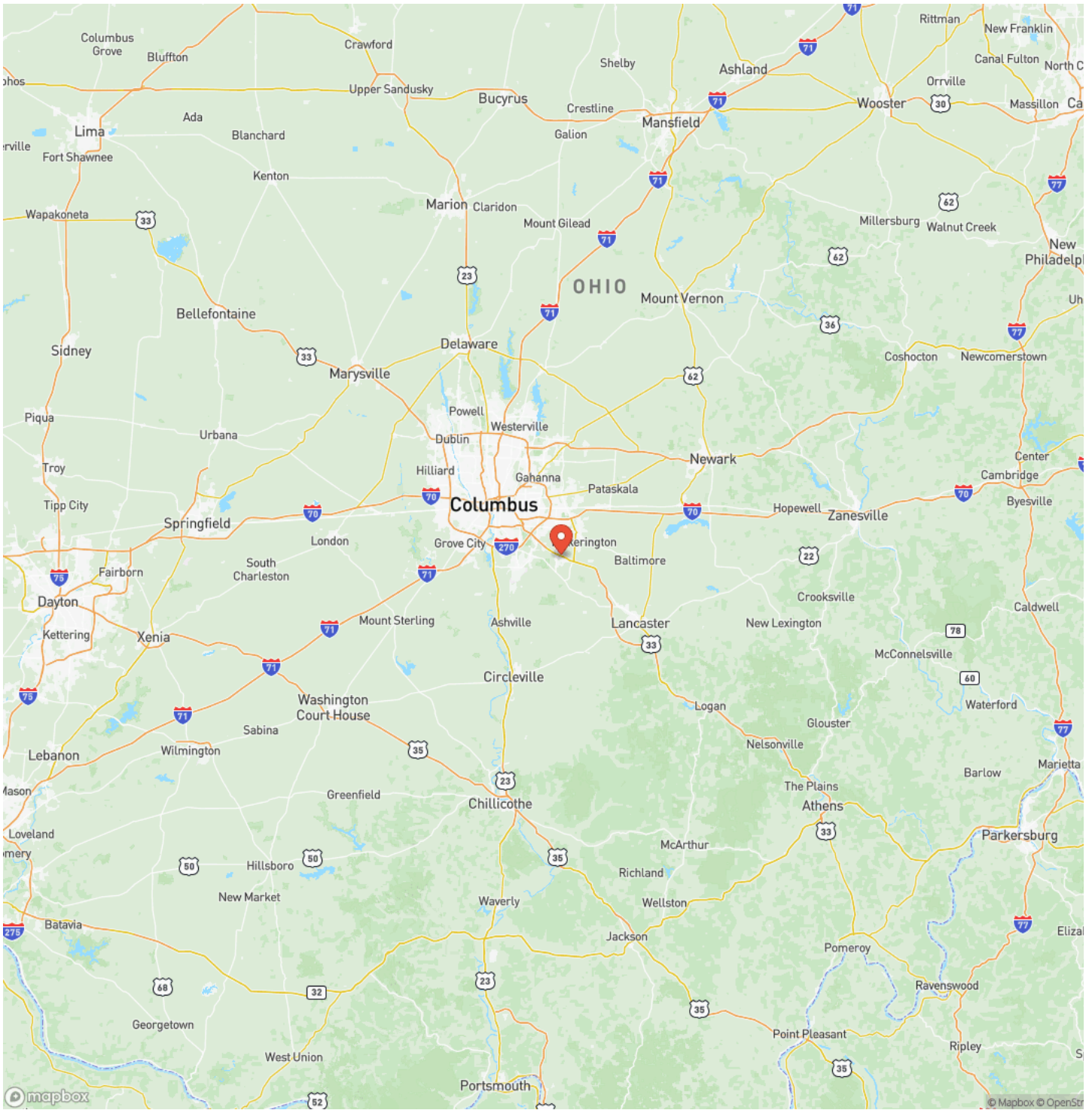
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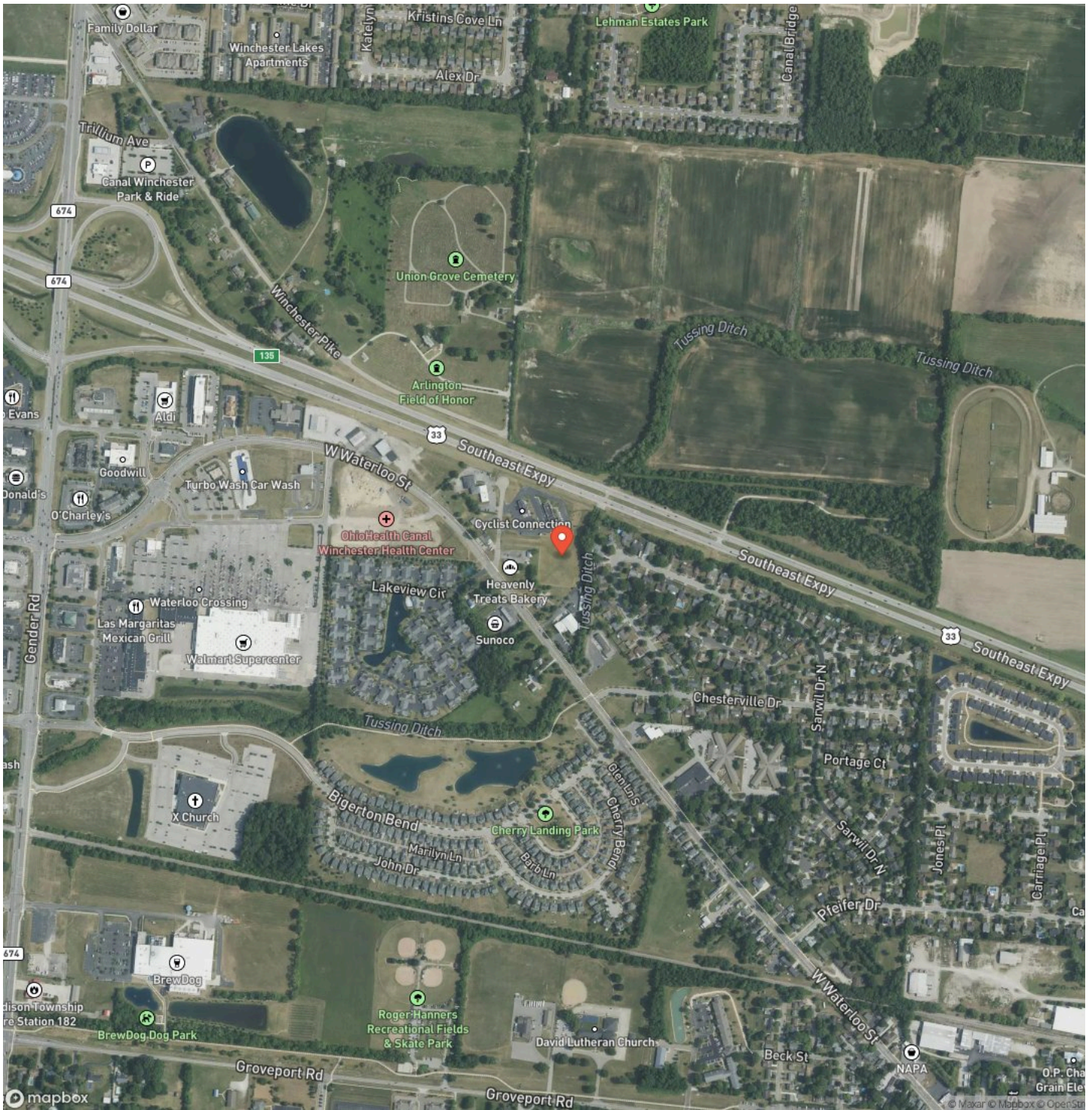
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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