

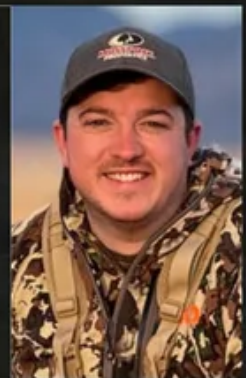
W Sixth Ave - .4 acre
W Sixth Ave
Lancaster, OH 43130

\$57,500
0.400± Acres
Fairfield County



Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



tbauer@mossyoakproperties.com | 614-745-5520

W Sixth Ave - .4 acre
Lancaster, OH / Fairfield County

SUMMARY

Address

W Sixth Ave

City, State Zip

Lancaster, OH 43130

County

Fairfield County

Type

Lot

Latitude / Longitude

39.721307 / -82.62662

Acreage

0.400

Price

\$57,500

Property Website

<https://www.mossoakproperties.com/property/w-sixth-ave-4-acre-fairfield-ohio/112322/>



PROPERTY DESCRIPTION

Rare 0.40 Acre Building Lot | Lancaster, Ohio

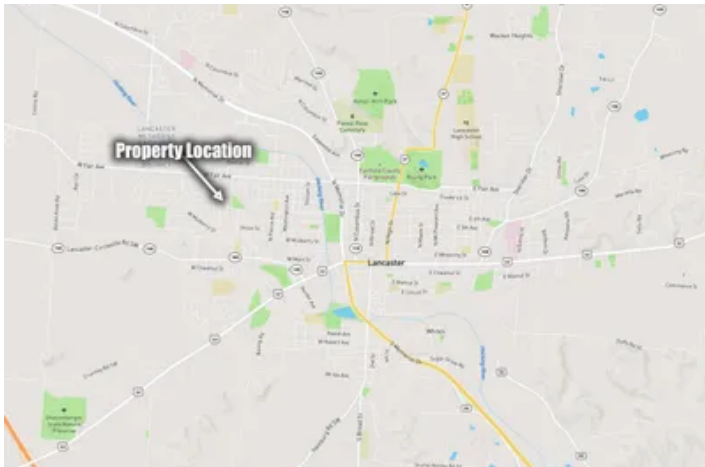
Build your next home on one of the few oversized residential lots available in Lancaster. At approximately 0.40 acres, this lot offers more space than most in-town building sites while being located in an established neighborhood close to schools, shopping, and everyday conveniences.

The lot is steep and slopes down towards the rear, making it well-suited for a home with a walkout basement, similar to neighboring properties.

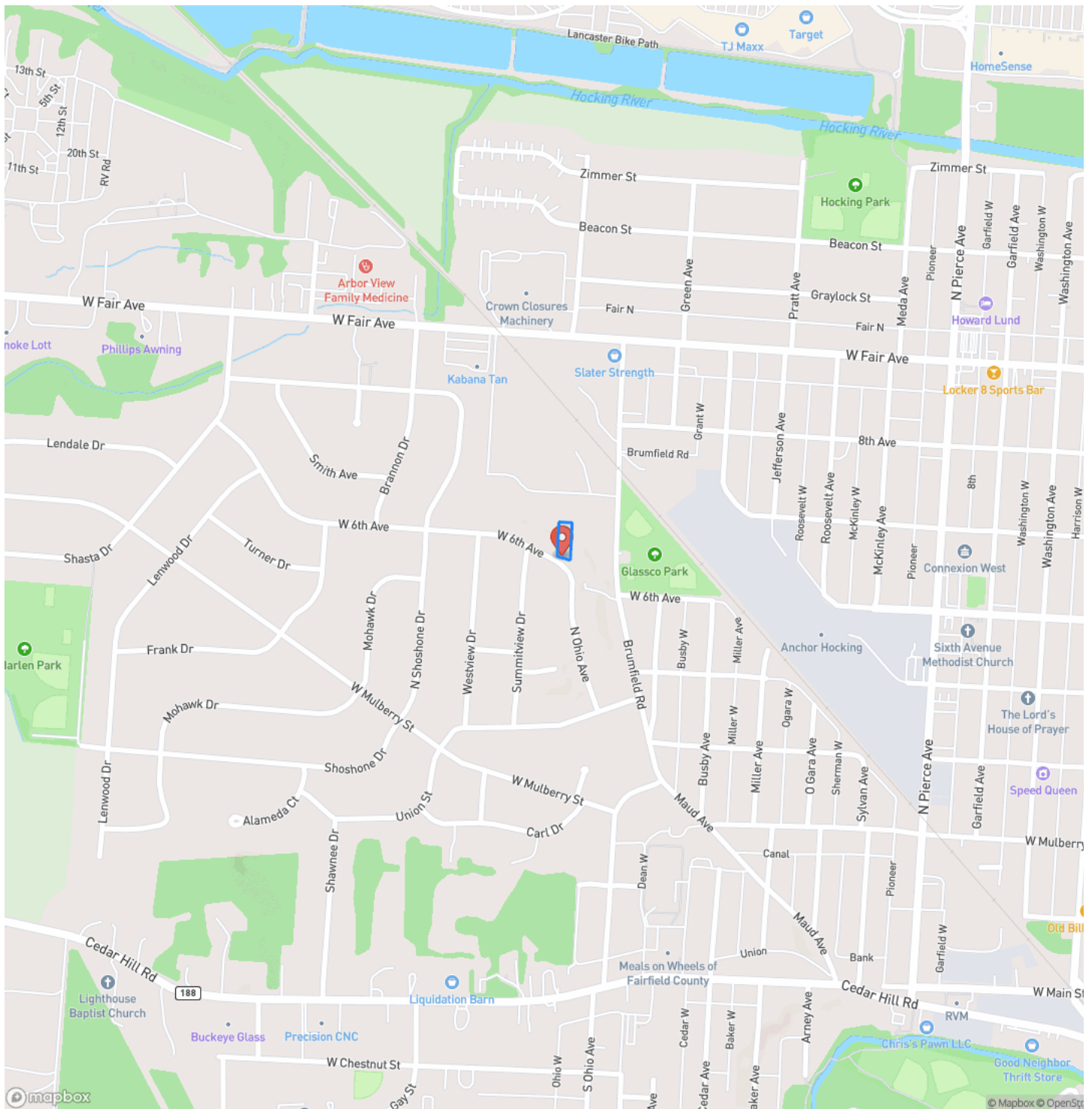
Electric and cable service are available at the road. Stormwater and city sewer run along the property line from North to South.

An adjoining 0.60-acre lot is also available for purchase, allowing buyers to own approximately one acre in town.

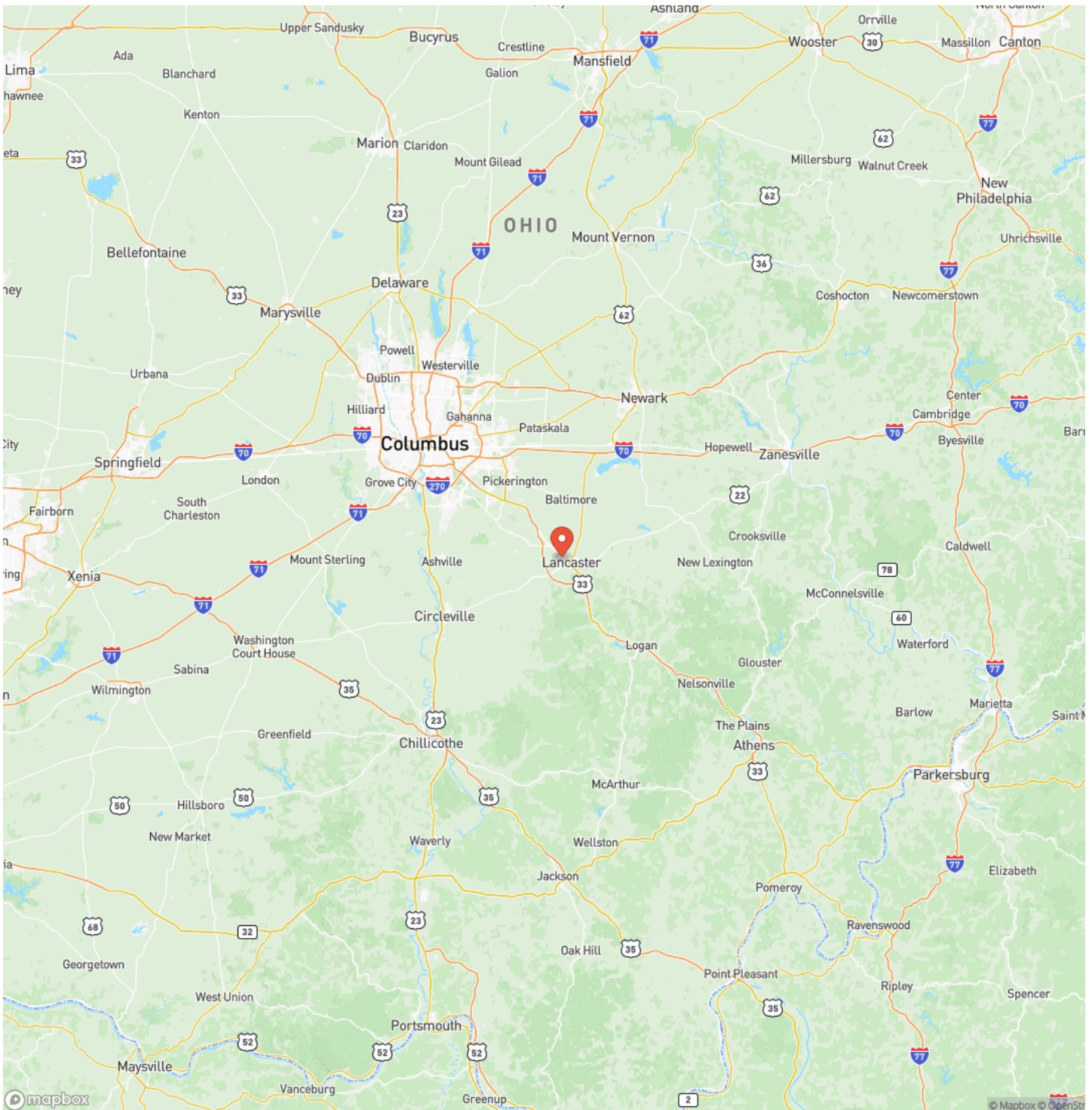
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Locator Map

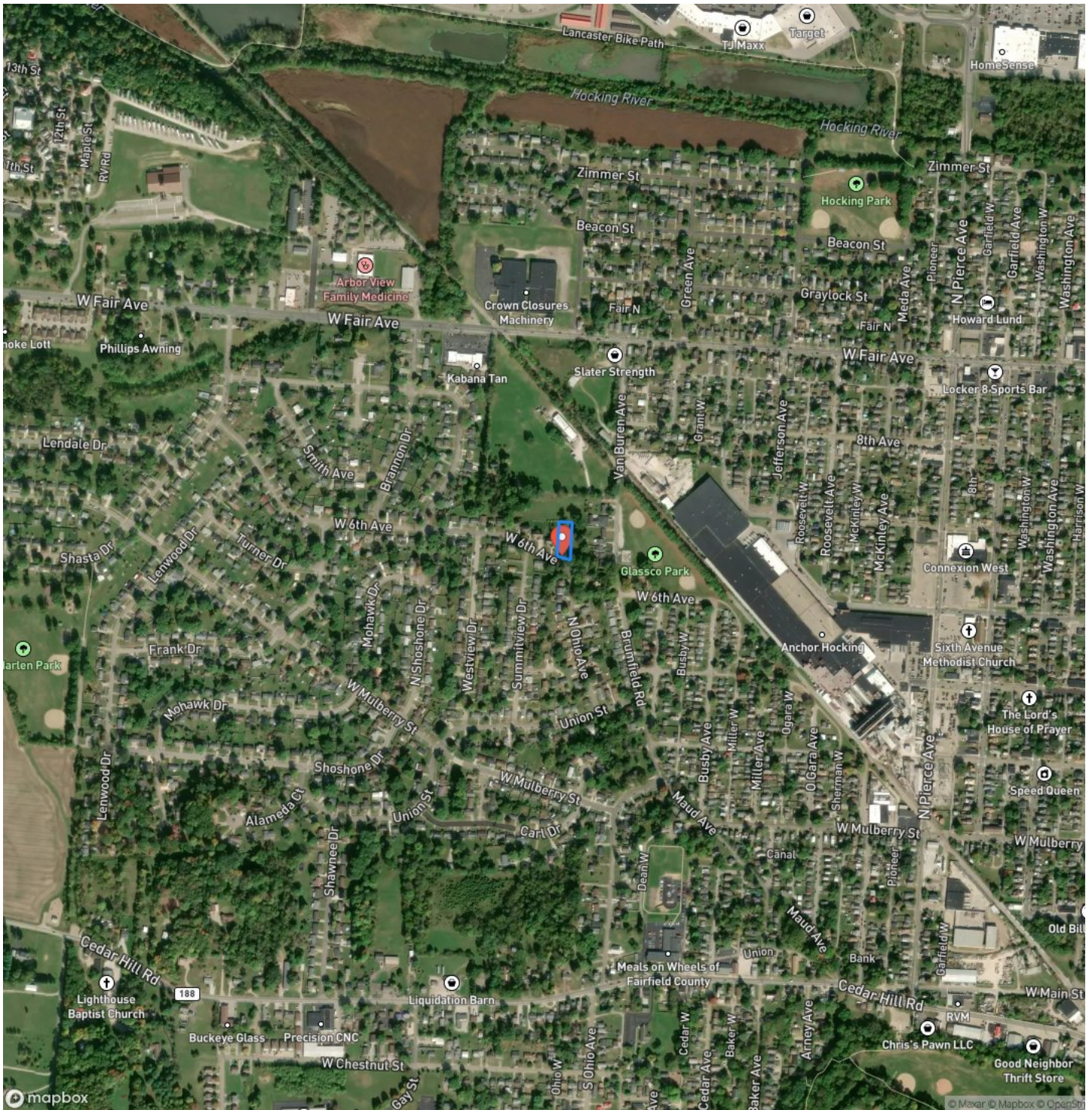


Locator Map



W Sixth Ave - .4 acre
Lancaster, OH / Fairfield County

Satellite Map



W Sixth Ave - .4 acre
Lancaster, OH / Fairfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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



<https://www.mossyoakproperties.com/>

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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