

FOR SALE

10280 Crouse Willison Road
Johnstown, Ohio 43031

MLS# 226027792



6,161 SF shop and yard on 2.14 acres — delivered vacant

10280 Crouse Willison Road, Johnstown, Ohio 43031 · Bennington Township, Licking County · MLS# 226027792

Seller financing available — terms negotiable with the owner.

\$375,000

OFFERING PRICE

6,161 SF

BUILDING

2.136 AC

LAND

3-PHASE

480V SERVICE

SELLER

FINANCING

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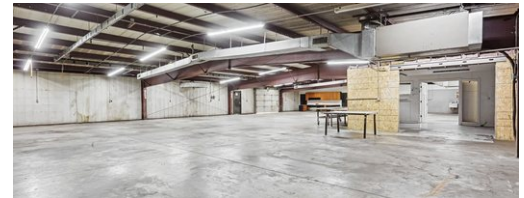


Sources believed reliable; subject to errors, omissions, prior sale or withdrawal. Buyers should verify all information independently. July 2026.

THE OFFERING

10280 Crouse Willison Road

Johnstown, Ohio 43031 · Bennington Township, Licking County · MLS# 226027792



6,161 SF clear-span shop on 2.14 acres — delivered vacant

Three-phase 480V power, business zoning and open yard — with seller financing available.

\$375,000

OFFERING PRICE

6,161 SF

BUILDING AREA

2.136 AC

LAND BY SURVEY

3-PHASE

480V SERVICE

SELLER

FINANCING OFFERED

BUILDING & SITE

Building area	6,161 SF, single story
Year built	1979
Structure	Pre-engineered steel frame
Exterior / roof	Ribbed metal panel; low-slope metal
Floor	Reinforced concrete slab
Configuration	Clear span + partitioned support rooms
Loading	Grade-level overhead door
Heating	Ducted, with suspended unit heaters
Power	Three-phase, 480 volt service
Land area	Lot 2 — 2.136 acres by survey
Frontage	±211.5 ft on Crouse-Willison Rd NW
Yard	Gravel drive circulating the building

THE OPPORTUNITY

A 1979 steel shop on a little over two acres of county-road frontage, most recently occupied by a fabrication tenant and now delivered vacant. The slab, the grade-level door and the circulating gravel drive suit an owner-operator who needs covered shop space and open ground in one place — a contractor working out of a rented bay or a home property, or a trade that has outgrown its current yard. The owner is open to seller financing, which can put this within reach without a bank appraisal or a conventional commercial loan. Showings by appointment. Financing terms on request.

ZONING, TAX & TITLE

MLS number	226027792
Zoning district	Business — Bennington Twp.
Permitted use	Fabrication & general business
Delivery	Vacant possession at closing
Annual taxes	\$2,155 (\$0.35/SF)
Price per SF	\$60.87
Financing	Seller financing available
Parcel	001-001986-01.000 + portion of -00.000
Survey	Boeshart PLS S-6512, 11/29/2022
Access	Recorded 20 ft driveway easement
Road	County Road 13, 60 ft right-of-way

WHY IT FITS A TRADE

- Three-phase 480V already in — run machines day one
- Seller financing offered — terms negotiable with the owner
- Yard on all sides — park equipment, stock material
- No tenant to wait out; take possession at closing
- Business zoning permits fabrication by right

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10280 Crouse Willison Road

Johnstown, Ohio 43031 · MLS# 226027792 · Property photography



SELLER FINANCING AVAILABLE

— terms negotiable with the owner; details on request.



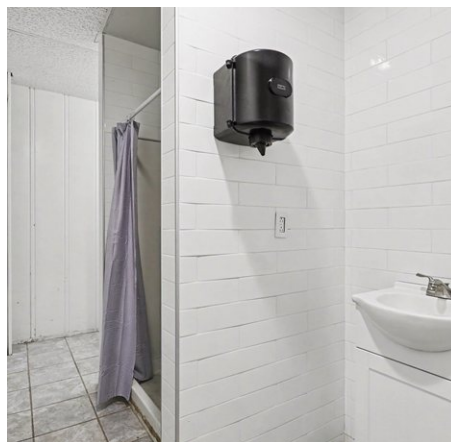
Clear-span shop — reinforced concrete slab, grade-level overhead door, three-phase 480V service, ducted heat and suspended linear lighting.



Drive circulates the building; Lot 2 is 2.136 acres



Finished front room — tile floor, service window



Restroom with shower off the support wing

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10280 Crouse Willison Road

Johnstown, Ohio 43031 · MLS# 226027792 · Survey and parcel

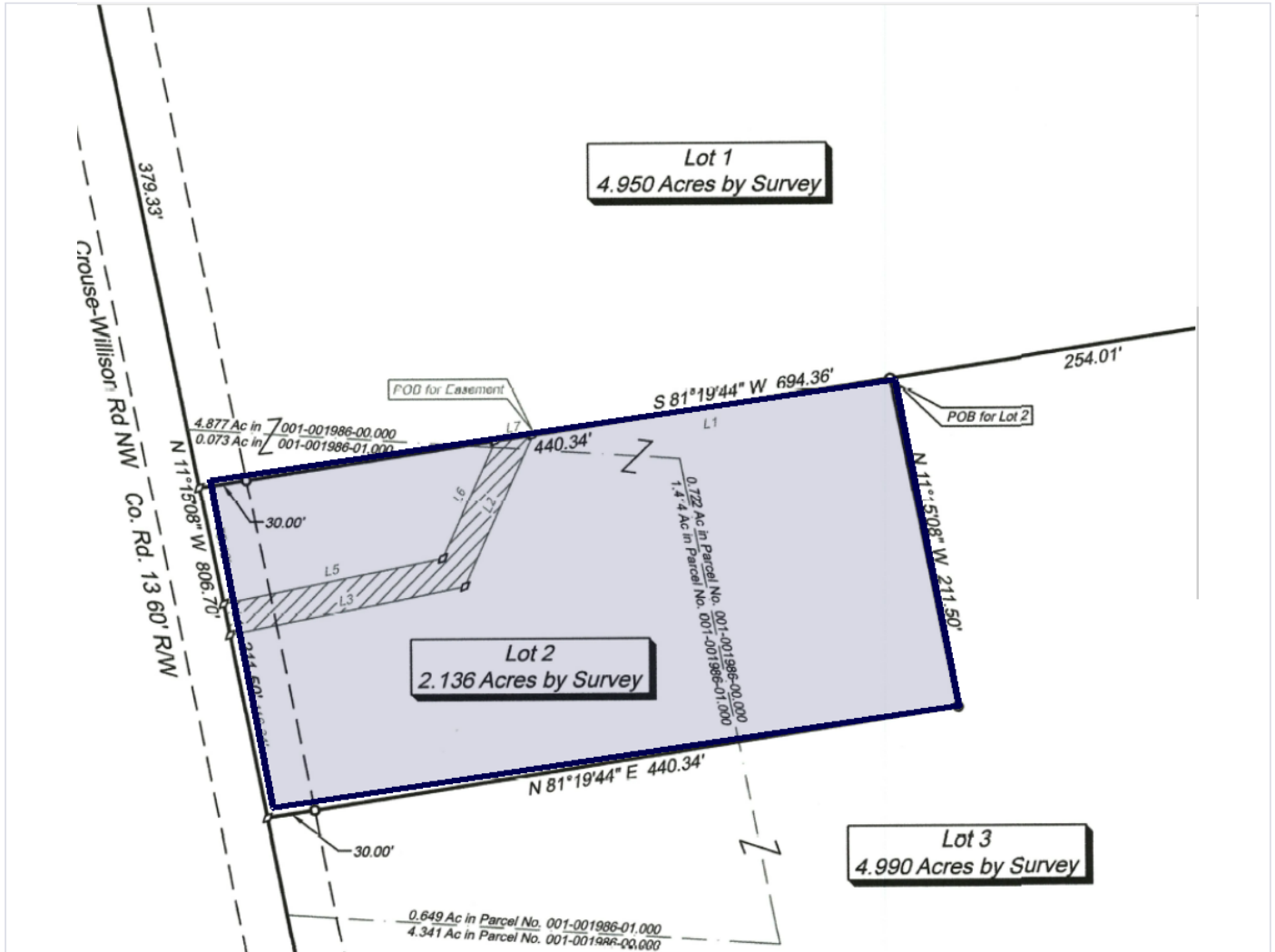


SELLER FINANCING AVAILABLE

— terms negotiable with the owner; details on request.

THE SUBJECT IS LOT 2

 Shaded below — 2.136 acres by survey. Lots 1 and 3 adjoin the subject and are not included in this offering.



Boeshart PLS S-6512, recorded 11/29/2022. Lot designation and parcel composition per Bennington Township.

DIMENSIONS

Road frontage	±211.50 ft on Crouse-Willison Rd NW
North line	S 81°19'44" W 694.36 ft
South line	N 81°19'44" E 440.34 ft
East line	N 11°15'08" W 211.50 ft
Right-of-way	Co. Rd. 13 — 60 ft R/W

PARCEL & ACCESS

Parcel (part)	001-001986-01.000
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Access easement	30 ft, recorded — shown hatched
Easement POB	Noted on the north line
Lot designation	Lot 2 — per Bennington Township

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Lot 2 shading is an illustrative overlay added for clarity and is not part of the recorded plat. Buyers should obtain the recorded survey and verify boundaries, easements and acreage independently. July 2022