

**2220 Scioto Trail
Portsmouth, OH**
(740)353-2525

Nakia TJ Steward, Broker / Owner



**405 E. Emmitt Ave.
Waverly, OH**
(740)947-1111



For More Photos and Details Go To: www.exsellrealtygroup.com



1189 Brouses Run Rd.

4 BR, 2.5 BA situated on 6.5 acres. Home is BEAUTIFUL! Offering a 2.5 car garage & gorgeous kitchen! Oak Hardwood flooring with an open floor plan. Master suite has double vanities, garden tub along with his/hers W.I.C. Enjoy the wildlife from the front or back covered patio and enjoy the concrete driveway. Spectacular view and very secluded! Please look, you will LOVE it! \$255,000 Rebecca Adkins 727-3776



2640 Turkey Foot Rd.

3 BR, 1 BA extremely well-maintained home offers large, open living space. Many updates including new metal roof, central air & gas furnace in 2009, as well as new carpeting throughout entire home (installed 10/09). BA recently remodeled & is completely updated with new bath, vanity, cabinet & flooring. Property includes 2.24 acres of level land offering a 30 ft. above-ground pool (installed 2007) with deck and small storage building. This home is priced to sell at only \$125,000! Tricia Sparks 464-1432



1725 Hutchins

4 BR, 1.5 BA Original character throughout and has been modernized with newer kitchen that features stainless steel appliances & tasteful cabinetry, updated BA, beautiful hardwood floors in the dining room, the attic has been finished and could be utilized for many purposes. The home also features dual heating and cooling systems, a woodburning fireplace and all rooms throughout the home are generous in size. Take a look for yourself, this just may be the one! \$126,500 Nakia TJ Steward 821-2917



14812 SR 220

3 BR, 1 BA Adorable home situated on 2 beautiful acres. Newly remodeled in 2005 and perfect convenient location! This home offers a 1.5 car attached garage along with a 1 car carport and 2 outbuildings! All this for \$105,000. Please call Rebecca Adkins 727-3776

Let Us List Your Commercial Property!



3958 Gallia St.

Owning your own business is now a possibility with very successful carry-out/drive-thru convenience store. Possibilities are endless w/adding additional business ideas, along w/what is currently being offered. Add donuts & coffee, or maybe a deli w/fresh meats & cheese. The business offers an entrance from both E2 east & west bound, you have beer & wine sales, & liquor license & equipment are all included. This truly is a great opportunity for someone looking to own their own business. \$167,900 Nakia TJ Steward 821-2917



1545 Gallia St.

Locally known business (Frog Willy's), this bar includes a D1, D2, D3 and D3A liquor license. Many possibilities with being just a few minutes from Shawnee State University and downtown Portsmouth. All equipment will be included; bar stools, tables & chairs, 6 tap cooler, 3 bowl stainless sink, ice machine, cooler, refrigerator, 2 (42") flat screen tv's, all beer signage/decor, and much more. This could be a great investment and just what you've been looking for. \$145,000 Nakia TJ Steward 821-2917



1504 6th St.

How many opportunities do you want? This well-established business has had many upgrades. Just to name a few: 600 amp electric service, plumbing, heat and A/C, expanded parking area and many more. Currently and most recently the space has been utilized as a hair and tanning salon, retail shop and office area. Possibilities are endless with the size of the building (over 4000 sq. ft.) and the location is seconds away from Shawnee State and the new Portsmouth City Schools. \$129,900 Nakia TJ Steward 821-2917



1547 Gallia St.

This is a long established business and a Portsmouth landmark... Its the Original Hamburger Inn No. 1. Possible apartment upstairs or extra storage. It seats 26 and has 10 parking spaces. Price includes: all equipment, supplies, original recipe. P&L statement will be available to qualified buyers. \$120,000 Kathy Leesburg 821-2335



518 2nd St.

Building has plenty of square footage! 5 floors... each containing over 5,000 sq. ft. Plus, building has full basement with additional square footage! Building features elevator in working order! Views of the Ohio river from the 3rd, 4th and 5th floors! New roof. Building is in the Historic district in downtown Portsmouth. \$89,000 Nakia TJ Steward 821-2917

List With Exsell

**740-353-2525
740-947-1111**

INVESTMENT PROPERTIES

**Lot K Braunlin Road
#133152 \$19,900
Nakia TJ Steward**

**Lot L Braunlin Road
#133151 \$19,900
Nakia TJ Steward**

**1506 6th Street
#133582 \$29,900
Nakia TJ Steward**

**1555 Beechwood
#135063 \$96,500
Nakia TJ Steward**