
SELLER: TJ Acquisitions, Ltd.

ADDRESS: 4400 Ft. Loramie-Swanders Rd., Ft. Loramie, OH

FOOTAGE: 4,800 sq. ft. (60' x 80')

TYPE OF CONSTRUCTION: Pre-cast concrete, tilt-up with engineered wood trusses

OFFICE: 7'7" x 10'

SHOW ROOM: 38'5" x 40'5" with one (1) 10'x10' overhead door

OPEN OFFICE AREA: 18' x 34'1"

SERVICE BAY: 39' 8" x 20' with one (1) 10'wide x 12' tall overhead door

SHOP AREA: 38' 4" x 39'2" with two (2) 10'wide x 10' tall overhead doors

LOT SIZE: 3.0 acres

TAXES: \$2,142.30 per year

RESTROOMS: One (1) men's restroom and one (1) women's restroom

TYPE OF HEAT: Office area: Electric baseboard heat and window A/C unit
Shop area: Gas co-ray vac system

ELECTRICAL SERVICE: 200 AMP 120/240 volt, single phase service

NOTES: Former Phlipot's Marina building, solid building located on three acre lot in close proximity to Lake Loramie, concrete floors throughout. This building has many possibilities. Call Todd Weigandt for more details.

Year built: 1980

Buyer/broker co-op – 2.4%

SELLING PRICE: \$ 249,900.00

<p>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</p>
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