

LISTING ID #3480



**Listing Agent – Todd Weigandt
937-538-0156**

SELLER:	James Ranly, Marvin Ranly
ADDRESS:	52 N. Main Street Minster, OH
SQ FOOTAGE:	5,348 sq. ft.
LOT SIZE:	36' x 220'
TAXES:	Approximately \$2,106.44 per year
TYPE OF CONSTRUCTION:	Block walls, precast concrete walls, wood trusses
TYPE OF HEAT:	Two (2) gas forced air units, one (1) unit heater in retail space
A/C:	One (1) window a/c unit in retail space
RESTROOM:	One (1) half-bath
ELECTRICAL SERVICE:	100-amp, 120/240 volt single-phase
EAST ADDITION:	27' x 60'
SPRAY ROOM:	27' x 19'
MIDDLE SHOP:	27' x 26'
WOOD SHOP:	27' x 64'
RETAIL SPACE:	27' x 21'2"
NOTES:	Commercial building with retail storefront located on State Route 66 in Minster, Ohio. Overhead door access near the rear of the building. Great opportunity to get your business located on State Route 66. Plenty of storage.
YEAR BUILT:	1940 – 27' x 60' addition completed in approximately 1980
BUYER/BROKER CO-OP:	2.4%
SELLING PRICE:	\$159,900.00

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

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