

SELLER: Philipps, Jason & Angie

ADDRESS: 135-151 Fourth St., Minster, OH 45865

FOOTAGE: Approximately 5,000 sq. ft. – including 1,000 sq. ft. retail space, 3,000 sq. ft. open area and 1,000 sq. ft. apartment living space

LOT SIZE: 53' x 120'

TAXES: \$2,441.22per year

RETAIL SPACE: 19'5" x 46' glassed building front with (1) unit heater

OPEN SHOP: 49'6" x 54'

REAR SHOP: 15' x 22'

REAR LOFT: 20' x 40'

RESTROOM: (1) unisex restroom

FOUNDATION: Partial basement/partial crawl space

TYPE OF HEAT: (2) gas forced air furnaces

ELECTRICAL SERVICE: 200 amp, 120/240 volt, 3-phase, 4-wire service

APARTMENT

KITCHEN: 10'5" x 27'4" with island

LIVING ROOM: 11' x 27'4" – open to dining area

BEDROOMS: **Two**
Bedroom #1 **Bedroom #2**
 9'7" X 10'6" 8'3" X 12'

BATHROOM: (1) full bath

NOTES: Updated commercial building with retail space, shop area and upstairs apartment. Newer replacement windows, (2) gas furnaces, new water heater, rubber roof and many newer updates.

Year built: 1916

Buyer/broker co-op: 2.4%

SELLING PRICE: \$198,500.00

<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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