

**SELLER:** Marsee, Todd

**ADDRESS:** 111 W. Fourth Street Minster, OH 45865

**SQ FOOTAGE:** Approximately 1,500 sq. ft. on the main floor, plus a full size apartment on the 2nd floor

**LOT SIZE:** 25' x 80'

**TAXES:** \$1,215.64 per year

**RETAIL SPACE:** 18'6" x 60'

**REPAIR LAB:** 18'6" X 20'

**RESTROOM:** (1) half-bath

**FOUNDATION:** Full basement, partially finished

**TYPE OF HEAT:** Gas forced air on 1<sup>st</sup> floor and basement.  
Electric baseboard heat in 2<sup>nd</sup> story apartment

**A/C:** First floor and in basement. (2) window a/c units in second story apartment

**ELECTRICAL SERVICE:** 200 amp, single phase electrical service

**APARTMENT:** 2<sup>nd</sup> story apartment includes (2) bedrooms, (1) full bath, kitchen, living room, dining room, gas fireplace, washer/dryer connections in the closet. Refrigerator and stove included. Rents for \$450.00/month

**NOTES:** Commercial building with retail space located on West Fourth Street in Minster. High visibility, with an upstairs apartment which rents for \$450.00/month, plus a full basement.

Year built: 1880  
Buyer/broker co-op: 2.4%

**SELLING PRICE:** \$119,900.00

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