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**SELLER:** Eagle Enterprises – South Unit

**ADDRESS:** 336 N. Main Street Minster, OH 45865

**SQ FOOTAGE:** 2,154 square feet

**CONSTRUCTION TYPE:** Pre-engineered metal building

**TAXES:** \$1,604.46 per year

**RETAIL AREA:** 20’6” x 104’6”

**MECHANICAL ROOM:** 6’1” x 7’1”

**UNISEX RESTROOM:** 7’2” x 7’2” – Handicap accessible

**ELECTRICAL SERVICE:** 200 amp, 120/208 volt, three-phase

**TYPE OF HEAT:** Gas forced air – rooftop/electric

**CENTRAL A/C:** Yes

**NOTES:** Highly visible commercial space located in Eagle Acre Mall located on State Route 66. Multiple successful businesses located adjacent to this space. High-traffic area with plenty of off-street parking

Year built: 1980

Buyer/broker co-op: 2.4%

**SELLING PRICE:** \$162,500.00

**LEASE PRICE:** Annual lease rate of \$1,470.00 per month. Call for details

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