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**SELLER:** Poepelman, Tyler

**ADDRESS:** 87 N. Main Street Minster, OH

**SQ FOOTAGE:** 1,196 sq. ft.

**FOUNDATION:** Crawl space – new floor joists and deck

**LOT SIZE:** 30’ wide x 56’ deep

**TAXES:** \$1,291.56 per year

**OFFICE:** 9’9” x 9’3”

**RESTROOMS:** (1) handicap accessible unisex bathroom with shower

**TYPE OF HEAT:** New electric heat pump

**OPEN SPACE:** 19’10” x 37’6” – modular office partitions to stay

**ELECTRICAL SERVICE:** 200 AMP 120/240 single phase

**CENTRAL A/C:** Yes – new air conditioning unit

**NOTES:** Nicely updated commercial building located on north Main Street, complete remodel and ready for immediate occupancy. Perfect location for your business. Modular office partitions included. Interior space looks new.

**YEAR BUILT:** 1900

**BUYER/BROKER CO/OP:**2.4%

**SELLING PRICE:** \$114,900.00

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