



SELLER:	Lange, Gary & Margaret DBA: Golden Image Tanning
ADDRESS:	4233 State Route 66 Minster, OH
SQ FOOTAGE:	2,000 sq. ft.
CONSTRUCTION TYPE:	Wood frame building, commercial condominium
TAXES:	Approximately \$2,441.46 per year
RETAIL AREA:	13'3" x 23'4" - includes lobby and service counter
ROOM #1:	8' x 8'6" – stand-up booth
ROOM #2:	8'6" x 10' – lay-down booth
ROOM #3:	8' x 9'11" – lay-down booth
ROOM #4:	7'11" x 10' – lay-down booth
ROOM #5:	7'10" x 10' – lay-down booth
ROOM #6:	7'9" x 9'11" – lay-down booth
ROOM #7:	7'9" x 9'11" – lay-down booth
ROOM #8:	7'11" x 8'4" – stand-up booth
ROOM #9:	8'3" x 8'4" – stand-up booth
ROOM #10:	5' x 8'10" – wrap room
ROOM #11:	7'8" x 9'11" – lay-down booth
ROOM #12:	6'11" x 10'1" – lay-down booth
UTILITY ROOM:	6'11" x 13'
MECHANICAL ROOM:	4'4" x 8'10"
UNI-SEX RESTROOM:	6' x 8'10"
STORAGE ROOM:	6'11" x 13'
ELECTRICAL SERVICE:	400 AMP 120/240 single-phase
TYPE OF HEAT:	Gas forced air
CENTRAL A/C:	(3) units – (1) new in 2018

LISTING ID #3380

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

NOTES:

Purchase the real estate and the business including turn-key operation and customer list. Seller will assist in training and business transition. All tanning equipment will remain, (1) TV to remain, all existing inventory to remain (excluding t-shirts and t-shirt stands), all additional tanning lamps to remain. Commercial condominium monthly fee is \$204.80 per month, which includes dumpster fees, electric for exterior parking lot and security lighting, snow removal, all landscape maintenance, mowing and parking lot maintenance. Audited financial statement is available to serious inquiries only.

YEAR BUILT: 2009
BUYER/BROKER CO-OP: 2.4%
SELLING PRICE: \$329,900.00

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