



SELLER: Winner, Larry & Diane DBA: Flowers By Dudley's, Inc.

ADDRESS: 124 N. Main Street Minster, OH 45865

SQ FOOTAGE: 1,838 sq. ft.

LOT SIZE: 68' x 220'

GARAGE: Two-and-a-half car attached

BEDROOMS: Three

	Master	Bedroom #2	Bedroom #3
	9'10" x 16'8"	9'6" x 15'	9'11" x 12'4"

BATHS: 1 ½ baths

KITCHEN: 11'10" x 7'2"

RETAIL COUNTER: 8' x 8'10"

FRONT DISPLAY ROOM: 11'6" x 13'5"

EAST DISPLAY ROOM: 10'9" x 18'10"

SOUTH DISPLAY ROOM: 14'3" x 15'10"

UTILITY ROOM: 5'9" x 14'11"

TYPE OF HEAT: Gas forced air

CENTRAL A/C: Two (2) window a/c units to remain

BASEMENT: Partial cellar / partial crawl space

NOTES: Purchase the real estate and very well-established floral business. This is a turn-key purchase including all equipment and inventory. Great opportunity to own a successful small business. New furnace, water heater, sump pump and plumbing lines in February 2019. New garage roof in April 2019. Built in 1900.

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$169,900.00

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