

LISTING ID #3460



Listing Agent – Todd Weigandt
937-538-0156

SELLER: Bornhorst, Mark & Susan

ADDRESS: 18 units located at 1503-1541 Spruce Ave. Sidney, OH – (3) separate 6-unit buildings

SQ FOOTAGE: Each unit is approximately 900 sq. ft. (two-story)

LOT SIZE: 420' wide x 126' deep – approximately 1.20 acres total – (2) real estate parcels

TAXES: Approximately \$8,739.00 per year

GARAGE: None – off street parking, private parking lot

BEDROOMS: Two

	Master	Bedroom #2
	13' x 15'	9' x 13'

BATHS: 1 ½ baths

KITCHEN: 10' x 15'

DINING ROOM: Eat-in-kitchen

LIVING ROOM: 13' x 15'

UTILITY ROOM: 3' x 5' utility closet

TYPE OF HEAT: Electric forced air

CENTRAL A/C: Yes

FOUNDATION: Slab

PATIO: Concrete

NOTES: Fantastic opportunity to purchase (18) unit apartment complex in Sidney, Ohio. All units have been very well maintained and are in good condition. Each unit will include refrigerator and stove. New metal roofs on Unit Buildings 1503 and 1531 in 2016. Repainted exterior of Unit Building 1527 in 2017. Apartment buildings sit on two parcels of real estate. Same owner/investor since 1987. Approximate rental income of \$108,120.00 per year. All electric services are metered separately and parking lot lighting metered separately. Landlord pays water, sewage and garbage. Call Todd for additional detailed information.

YEAR BUILT: 1978

BUYER/BROKER CO-OP: 2.0%

SELLING PRICE: \$289,900.00 6-unit building
\$560,000.00 for 12-unit buildings
\$849,900.00 for 18-unit buildings combined

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

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