

LISTING ID #3955



Listing Agent – Todd Weigandt

(937) 538-0156

REAL ESTATE LTD.

90 N. Main St. · Minster, OH 45865 · www.weigandtrealestate.com

SELLER: Teresa M. Stokes, Executor

ADDRESS: 436 W. Light St., Urbana, OH 43078

SQ. FOOTAGE: 1198 Sq. Ft.

LOT SIZE: Lot is common area - Condominium

TAXES: \$1,988.26 per unit per year

GARAGE: One car attached

BEDROOMS: Three
Master 12'8" x 13' **Bedroom #2** 9'11" x 12'4" **Bedroom #3** 8'8" x 10'5"

BATHS: 2 Full

KITCHEN: 11'8" x 13'8"

DINING ROOM: Eat-in Kitchen

LIVING ROOM: 16' x 16'

UTILITY ROOM: 7' x 8'

TYPE OF HEAT: Gas Forced Air

FOUNDATION: Concrete Slab

FIREPLACE: None

CENTRAL A/C: Yes

PATIO/DECK: Concrete pad 8'x 20'

NOTES: Condo to include refrigerator, stove, dishwasher. Condo fee is \$522.00 per year for each unit. Purchase price includes 13 condominium rental units and 9 building lots. Two units have a full basement; 11 units are built on a slab. Current monthly income of \$9,700.00.

BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: **\$1,400,000.00**

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