

LISTING ID #3956



Listing Agent – Todd Weigandt

(937) 538-0156

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

**SELLER:** Teresa M. Stokes, Executor

**ADDRESS:** 437 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:** Full Basement

**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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