

**LISTING ID #4035**



**Listing Agent – Todd Weigandt  
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**REAL ESTATE LTD.**

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

**SELLER:** Heuing Tent Rental, LTD  
DBA: Russia Store and Lock

**ADDRESS:** North St., Russia, OH

**LOT:** Shelby County Parcel ID # 24-2414177-011 - .50 Acres  
Shelby County Parcel ID # 24-2414177-016 – 3.41 Acres  
Total Acreage – 3.91 Acres

**SQUARE FOOTAGE:** Store and Lock Building: 30' x 120' – 3600 Sq. Ft.  
Storage Building: 24' x 30' – 720 Sq. Ft.

**TAXES:** \$2,191.22/year

**CONCRETE PAD:** 36' x 46' Mulch Storage Area

**STORAGE SPACES  
FOR RENT:** (8) 10' x 20' - \$50/mo.  
(4) 10' x 15' - \$45/mo.  
(1) 10' x 30' - \$60/mo.  
(9) 10' x 10' - \$35/mo.  
(5) 5' x 10' - \$20/mo.  
(1) 30' x 24' building - \$250/mo.

**NOTES:** Great commercial real estate investment that includes two (2) parcels of land that totals 3.91 acres. One (1) 24' x 30' storage building and one (1) 30' x 120' store and lock building. The seller also rents storage area that allows for camper and boat storage. There is plenty of room to build several more store and lock buildings.

**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE: \$255,000.00**

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