

LISTING ID #4090



Listing Agent – Todd Weigandt
(937) 538-0156

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

SELLER: Halls of Hanover, LLC

ADDRESS: 86 N. Hanover St., Minster, OH 45865

SQ. FOOTAGE: 48,307 Sq. Ft. School Building
1931 Original Building – (22) rooms, approximately 20' x 20'
1951 North Annex – (8) rooms, approximately 30' x 30'
1995 ADA Renovation – elevator and handicap accessible restrooms
2003 Renovation – Office area on ground floor

PARCEL/MAP#: E1500701900

LEGAL DESCRIPTION: 46D, 47D, 48D Lot 46

LOT SIZE: 1.04 Acres

PROPERTY CLASS: Commercial Zoning

TAXES: \$2,915.74/year

STEAM HEAT: Boiler – 1963

A/C: Lower office area – 2003

ELECTRICAL: Upgrade – 1997 (1,000AMP 3Ph)

ROOF: North – 2001, Gym – 2006, West – 2007

UTILITY COSTS: **Gas** - \$20,852.05 occupied \$15,000.00 unoccupied
Water – \$1,000.00 occupied \$300.00 unoccupied
Electric - \$9,550.08 occupied \$5,400.00 unoccupied

YEAR BUILT: 1931
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$300,000.00

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

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Renovations/Upgrades before 2016

- Roof replacement of north side of building in 2001
- Roof replacement of the gym area in 2006
- Roof replacement of west side of building in 2007
- Brick tuck pointing of east side of building in 2001
- Replaced exterior steps on west and south side of building in 2001
- Replaced carpet and tile throughout building in 2001
- Renovated lower level to allow first floor access to building off Fifth Street in 2001
- Added air conditioning to lower level in 2001
- Electrical upgrade in 1999 and technology wiring updated with additional outlets and isolated ground receptacles classrooms in 2001
- Replaced fire alarm system in 2001
- All windows replaced in 2003
- Asbestos floor tile and mastic removed in 2006
- Lighting in classrooms and hallways replaced in 2006

Upgrades since 2016

- New ceiling tile in most rooms
- Upgrade building fiber
- Installation of camera security system
- Upgrade to cafeteria
- New building wide mailbox in entry way
- Upgrade gym lighting

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