

LISTING ID #5010



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

Listing Agent – Dean Kemper
(937) 538-0148

SELLER: James Sander & Terry Young
DBA: Cruizer's Bar & Grill

ADDRESS: 115 North Street, Russia, Ohio 45363

SQUARE FOOTAGE: Approximately 2740 sq. ft.

LOT SIZE: 110' x 275' and 80' x 130'

TAXES: \$2155.64/year

TYPE OF HEAT: Gas forced air, two systems, natural gas

CENTRAL A/C: 2 A/C units and 2 thru-the-wall A/C units

RESTROOMS: 1 Men's; 1 Women's

ELECTRICAL SERVICE: 400 AMP, 120/240 – Single phase

DINING AREA: 22' x 34' – seats 98 people

OUTDOOR PATIO: 26' x 46'' and 13' x 25' – concrete patio area with aluminum fencing seats 172 people

KITCHEN AREA: 18'6'' x 21'

WALK-IN COOLER: 9'6'' x 10'6''

NOTES: Great opportunity to purchase this very well established restaurant/bar located in Russia, Ohio. This purchase includes all equipment, business goodwill and the real estate. Plenty of parking located on-site, room to seat 98 people inside and 172 people outside on the large patio. True turnkey purchase with assistance from the sellers.

Cruizer's Bar & Grill is a local favorite. Dine inside or outside on its large outdoor patio. There is enough room to have a band or DJ inside or out. Cruizer's is a great place to have parties, to watch sporting events or simply hang out with your friends. Sale includes D1 License

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$330,000.00

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