

LISTING ID #5065



**Listing Agent – Dean Kemper
(937) 538-0148**

REAL ESTATE LTD.

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

SELLER: Martha Holscher
DBA: Dairy King & Motel

ADDRESS: 33 N. Main St., Fort Loramie, OH 45845

LOT: 44' x 132'
Three Parcels: 33 N Main St. (Dairy King)
35 N. Main St. (Drive thru alley)
North half of vacant alley adjacent to south half
(Lot #13 Parcel #13-240-07-11-35-034)

Dairy King:

Storage Room: 11'8" x 15'4"

Bathroom/Laundry Room: 15'8" x 5'6"

Prep Kitchen: 11'4" x 20'2"

Walk-in Cooler: 6'6"

Drive Thru & Service Windows: 9'6" x 43'5"

Window Signs: 8' x 3'6"

Office: 10'2" x 9'8"

Equipment

- Hood unit
- Fryer
- Grill
- Hotdog Warmer
- Steamer
- 2 Ice Cream machines
- 1 Slushy Machine/Flavor Burst
- Milk Cooler
- Hand Dip Freezer
- POS System

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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Dairy King Motel

Five Units

\$85/night

Weekly Rates around \$275

Monthly Rates around \$600

Unit 2

19'8" x 15'6"

Queen Bed

Full Bath

Desk

TV, mini fridge, coffee maker, microwave

Unit 3

20' x 15'6"

2 Full Size Beds

Full Bath with sink in main area

Desk

TV, mini fridge, coffee maker, microwave

Unit 5

15'5" x 19'8"

2 Full Size Beds

Full Bath

Desk

TV, mini fridge, coffee maker, microwave

Unit 6

20' x 15'6"

2 Full Size Beds

Full Bath with sink in main area

Desk

TV, mini fridge, coffee maker, microwave

Unit 7

23' x 11'6"

Queen Size Bed

Full Bath

Desk

TV, mini fridge, coffee maker, microwave

Own heating/cooling unit

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Owner's Apartment

Approximately 1000 Sq. Ft

Open Floor Concept

Kitchen: 14'2" x 13'6"

Custom Cherry Cabinets
Bar

One Bedroom: 12' x 13'7"

Bathroom: 8'7" x 10'

Custom Shower
Jacuzzi Tub
Walk-in Closet – 8'7" x 6'

Laundry Room: 7'6" x 5'8"

Office: 9'6" x 9'6"

Refrigerator, stove, microwave, dishwasher, front load washer and dryer all to stay

2-car Garage: 23' x 28'

Staircase to basement
Electric Panel in garage goes to Unit 7 & garage

Attic whole length of building

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Downstairs

Large Area: 43'7" x 35'6"

Wood burning fireplace (would need to be inspected)

Game Room Area: 24' x 35'6" (games can stay)

Kitchen Area: 8' x 13'6"

Gas Range (may have a small leak)

Storage Area: 35'6" x 11'

Bathroom

Two furnaces – 1 for apartment; 1 for Dairy King

Central Air Conditioning

Hot Water Heater – All units use

New Sewage

Water Softener but not in use

Air Compressor for walk-in cooler

BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$799,000.00

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