

LISTING ID #5115



**Listing Agent – Todd Weigandt
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REAL ESTATE LTD.

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

SELLER: Napaco Properties, LLC (formerly Pizza Hut Restaurant)

ADDRESS: 03872 Amsterdam Rd., New Bremen, OH 45869

SQ. FOOTAGE: 3995 Sq. Ft.

LOT SIZE: 2.05 Acres (approximately 222' x 400')

TAXES: \$8,982.12/year

TYPE OF HEAT: Gas forced air, roof top unit

CENTRAL A/C: Yes – Entire Building

RESTROOMS: Men's – One (1) handicap accessible
Women's – One (1) handicap accessible

ELECTIRCAL SERVICE: 120/208 Volt, three-phase 400 AMPS

MAIN DINING: 35' x 38'

SUNROOM AREA: 14' x 26'

KITCHEN AREA: 31' x 40'

**PREP AREA/
CHECKOUT:** 8' x 35'6"

WALK-IN FREEZER: 8'6" x 14'

MINI BARN: 8' x 12'

OUTSIDE FREEZER: 8' X 12'

NOTES: Great opportunity to purchase this nice commercial building located on the corner of Amsterdam Rd and State Route 66 in Minster, Ohio. This site is located in a high traffic area with fantastic visibility. Site includes plenty of off street parking with 82 parking spaces, a drive-thru lane with pickup window, and a large illuminated sign. The building seats approximately 182 people with a large kitchen and food preparation area. Purchase price also includes a D5 liquor license. Brand new roof installed July 2023.

**YEAR BUILT: 1991
BUYER/BROKER CO-OP – 2.4%**

SELLING PRICE: \$ 750,000.00

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