

**LISTING ID #5115**



**Listing Agent – Todd Weigandt**  
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90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://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: \$ 850,000.00**

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