

**LISTING ID #5515**



**Listing Agent – Todd Weigandt**  
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**SELLER:** Store Master Funding IX, LLC

**ADDRESS:** 1590 Celina Rd., St. Mary's, Ohio 45885

**SQ. FOOTAGE:** 2455 Sq. Ft.

**LOT SIZE:** 128' x 299' – (.86 Acre)

**TAXES:** \$6547.00/year

**RESTROOMS:** Men's 6' x 10'6" Women's 6' x 10'6"

**ELECTRICAL SERVICE:** 120/208 Volt, Three-Phase, 400 AMP

**KITCHEN AREA:** 25' x 34'6"

**MAIN DINING:** 30' x 33'6"

**PREP AREA/  
CHECKOUT:** 7' X 22'6"

**TYPE OF HEAT:** Gas Forced Air

**CENTRAL A/C:** Yes

**NOTES:** This commercial building has plenty of open space that is easily suited to turn into a commercial rental space. High visibility location on Celina Road in St. Mary's. Building includes a drive-thru pick-up window, large parking lot with approximately 48 off-street parking spaces and a new roof in 2022. Many opportunities at this location.

**YEAR BUILT: 1978**  
**BUYER/BROKER CO-OP – 2 %**

**SELLING PRICE: \$187,000.00**

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