

LISTING ID #5540



Listing Agent – Dean Kemper
937-538-0148

90 N. Main St. · Minster, OH 45865 ·

www.weigandtrealstate.com

SELLER: Detrick Properties

ADDRESS: 406 S Main St., Fort Loramie, OH 45845

SQ. FOOTAGE: 2,795 Sq. Ft

LOT SIZE: .3060 Acres (45.05' x 295.4')

TAXES: \$3,127.52/year

**FOYER/
WAITING ROOM:** 10' x 29'

**OFFICE/
RECEPTION AREA:** 10' x 25'6" with built-in desk area

FILE ROOM: 8' x 9'

EXAM ROOM: 12'6" x 8' with cabinets, sink & water

EXAM ROOM #1: 11'6" x 12'6" with cabinets, sink & water

EXAM ROOM #2: 11'6" x 12'6" with cabinets, sink & water

EXAM ROOM #3: 9'6" x 12'6" with cabinets, sink & water

EXAM ROOM #4: 11' x 12'6" with cabinets, sink & water

X-RAY ROOM: 7'6" x 12'6"

**X-RAY DEVELOPMENT
ROOM:** 5'6" x 10'

REHAB ROOM: 24'6" x 13'8" & 12' x 13' – rubber mat flooring

RESTROOM: 6' x 6' – unisex in office area

**WOMEN'S
RESTROOM:** 6' x 7'5" – Handicap accessible

**MEN'S
RESTROOM:** 6' x 7'5" – Handicap accessible

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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FOUNDATION: Basement, fully finished – Approximately 2,300 Sq. Ft. with two staircases to basement

BASEMENT

BATHROOM: 9' x 13'6" with shower

MECHANICAL

ROOM: 14' x 15'

NOTES: Highly visible commercial space located along State Route 66, Fort Loramie. Currently set up as medical office space but would fit many types of uses. High-traffic area with plenty of off-street parking. Private employee parking lot at the rear of the building. Includes sprinkler system, two staircases to the basement.

YEAR BUILT: 2005

BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$475,000.00

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