

LISTING ID #5595



REAL ESTATE LTD.

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

Agent – Isaac Hoying
(937) 538-0456

SELLER: M&S Leasing

ADDRESS: 555 S. Liberty St., Russia, Ohio 45363

SQ. FOOTAGE: Approximately 6,139 Square Feet

LOT SIZE: (2) Parcels Parcel (1) w/ Building & Parking 1.58 Acre
Parcel (2) Vacant Lot .90 Acre Total Acres 2.48

TAXES: Approximately \$6,255.34/year

**GARAGE/
MAINTENANCE:** 25' x 25' with electric heat and wash sink

STORAGE AREA: 28' x 24' VCT flooring with drop ceiling

OFFICE: 10'5" x 17'6"

FOYER: 16' x 18'

**GUEST WAITING
AREA:** 28' x 12'

**LARGE WAITING
AREA:** 22' x 43'

COAT CHECK: 7'6" x 8'

VIEWING ROOM: 24' x 36'

**KITCHEN/
DINETTE:** 26' x 43' (Sunken) Divider wall so room can be separated

RESTROOM: Men's - 16' x 7'
Women's - 16' x 7'
Handicap - 8' x 8'

FOUNDATION: Full Basement

CENTRAL A/C: 3 units in basement

HEAT: Gas Forced Heat - 4 units in basement

PARKING LOTS: Gravel Parking Lot – 14,681 Sq. Ft.
Asphalt Parking Lot – 37,086 Sq. Ft.

NOTES: 3-Phase Electric

**ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS, AND IS NOT
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YEAR BUILT: 1974
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$550,000.00

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