
SELLER: TJ Acquisitions, Ltd.

ADDRESS: 127 N. Liberty St. Russia, OH 45363

FOOTAGE: 8,000 sq. ft. (80' x 100')

TYPE OF CONSTRUCTION: Pre-engineered metal building

FRONT OFFICE: 11'10" x 17'9"

BREAK ROOM: 11'10" x 11'5"

LOT SIZE: 1.690 acres

TAXES: \$4,611.49 per year

RESTROOMS: (2) unisex restrooms

TYPE OF HEAT: Office area: Gas forced air with central a/c
Shop area: Gas co-ray vac system. (2) gas meters

ELECTRICAL SERVICE: Service #1: 400 AMP 120/208 volt three-phase
Service #2: 600 AMP 120/208 volt, three-phase
(2) separate electrical meters

NOTES: 8,000 sq. ft. pre-engineered metal building with split metered utilities so building can be subdivided if owner desires. 22' eave height, 25' ridge height and (3) 12' x 14' overhead doors. Located on the edge of Russia, there is plenty of off-street parking with storm water detention on-site. This building has many possibilities. Call Todd for more details.

Year built: 1994

Buyer/broker co-op – 2.4%

SELLING PRICE: \$ 275,000.00

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