

LISTING ID #3485

**Listing Agent – Todd Weigandt
937-538-0156**



SELLER: Ft. Loramie Racing Club

ADDRESS: 101 S. Main Street Ft. Loramie, OH

SQ FOOTAGE: Upper level: 1,584 sq. ft.
Lower level: 1,875 sq. ft.

LOT SIZE: 1.12 acres

TAXES: Approximately \$2,034.08 per year

TYPE OF HEAT & A/C: Upper level: Electric forced air heat, central a/c
Lower level: Electric baseboard heat, (1) window a/c unit

RESTROOMS: Upper level: Men's, Women's and Handicap restroom
Lower level: Men's and Women's restroom

FIRST FLOOR RETAIL SPACE: 32'6" x 52'

LOWER LEVEL BAR AREA: 26'4" x 48'

LOWER LEVEL GARAGE AREA: 19'6" x 32' with 7' x 12' overhead door

NOTES: Upper level offices and great retail space. Lower level offers large bar area with 21 bar stools, open dining area with 6 tables and 21 chairs. Also included is a beverage cooler and 3-compartment stainless steel sink. Garage area includes nice cabinetry, island bar, (1) 7' x 12' overhead door, microwave, refrigerator, range, table and chairs. Upper level has fire alarm system. Lower level has card access system. Electrical service to each level is metered separately.

YEAR BUILT: 1972

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$184,900.00

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