

LISTING ID #3505



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

SELLER: Stulzer LLC (Minster Tasty Treat)

ADDRESS: 294 S. Main Street Minster, OH 45865

SQ FOOTAGE: 630 sq. ft.

LOT SIZE: 138.36' frontage on State Route 66
112.43' frontage on First Street

TYPE OF HEAT & A/C: Gas forced air with central a/c

ELECTRICAL SERVICE: 400-amp – three-phase service

RESTROOM: One unisex restroom – 5' x 5'

RETAIL SPACE: 12'2" x 20'8"

KITCHEN 12' x 22'

WALK-IN COOLER 5'6" x 5'6"

NOTES: This very successful business has been established in Minster for over 65 years, open 28 weeks per year, with consistent income year after year. Complete turn-key purchase of real estate, all equipment, goodwill and all ice cream and food recipes. Now is your chance to own your own successful business. Also included are one (1) 12' x 14' mini barn, five (5) concrete tables, fifteen (15) concrete benches, one (1) picnic table, all interior equipment and fixtures, CCTV camera system and more.

YEAR BUILT: 1953

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$489,900.00

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

90 N. Main Street, Minster, Ohio 45865
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weigandtrealestate.com

Black Top	400
Up Freezer	1600
chicken freezer	600
microwaves	600
deep fryer	6,575
fry warmer	1,000
water heater	1500
insulation	500
Taylor machine	8500
condoment cooler	3000
hotdog machine	500
icemachine	2650
S.Steel shelving	3500
S.Steel Work Top Cabinet	1430
S. Steel Shelf (buns)	3500
S.Stel prep table	500
S. Steel Chick	750
Small Sink	250
3 Sink	500
Floor	300
Milk Boards	250
Small Freezer	1800
Camera	980
3 pressure Cookers	300
Credit Card Machine	400
Evaporator	1600
Toilet	200
Paint	500
Cone	500
total	44685