

LISTING ID #3515

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



SELLER: K-Ville Grille, LLC

ADDRESS: 8794 State Route 274 Kettlersville, OH

SQ FOOTAGE: 2,666 sq. ft.

LOT SIZE: 79' x 113'

TAXES: Approximately \$1,701.86 per year

TYPE OF HEAT & A/C: Propane forced air with A/C – new in 2018

RESTROOMS: Men's and Women's restrooms. Complete remodel in 2018

MAIN DINING ROOM: 34'3" x 33'3"

EAST DINING ROOM: 9'6" x 29'2"

OFFICE: 4'11" x 5'9"

KITCHEN #1: 16'6" x 22'8"

KITCHEN #2: 9'8" x 13'5"

PIZZA KITCHEN: 6'10" x 13'3"

BAR AREA: 8' x 15'

OUTDOOR PATIO: 20' x 59'

NOTES: Purchase the real estate and all the assets and equipment for this completely remodeled restaurant/bar. Complete remodel in 2017/2018 includes new roof, windows, kitchen, bathrooms, paint, exterior siding, new railing and outdoor patio area. Two (2) newer coolers and one (1) freezer, newer sound system and POS system, brand new security system and more. All kitchen equipment is newer and owned and will sell with the real estate, excluding the Pepsi machine. Building is on a central sewer system. Purchase includes a D5 liquor license, which permits the sale of beer and hard liquor, carryout permitted, no Sunday liquor sales. Great opportunity to own your own business. Owner says sell!

YEAR BUILT: 1974 – Complete remodel in 2017/2018

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$249,900.00

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
(419) 628-3107 (800) 803-8213 FAX (419) 628-4631
weigandtrealstate.com