

LISTING ID# 3630



Listing Agent – Dean Kemper
937-538-0148

Seller: Morrie's Landing Restaurant

Address: 11003 State Route 362 Minster, Ohio 45865

Lot Size: 1.27 Acres

Taxes: Net Taxes \$2921.02

Main Dining Area: 32' x 19'

Bar Area: 32' x 10'

Men & Women's Restrooms:

Outdoor Front Patio: 32' x 24'

Kitchen Area: 5'5" x 8'4"

Shipping/Receiving: 17' x 13'

Walk-In Cooler: 7' x 10'

Basement: Full

Employee Restroom: One – back-of-house

Banquet Room(s): 33' x 22' rental space – has epoxy floor

Water: City water – Village of Ft. Loramie

Sewage: Central sewage – Lake Loramie/Shelby County Sewer District

Heating/Cooling: Two geo-thermal units, cooling units also heats water units. Heats restaurant and banquet rooms

HVAC: Separate HVAC unit for kitchen

Generator: Back-up Automatic Stand-By Generator

Year Built: Main Building: 1958 Addition: 2013-2014

2nd Floor – Rental Unit

Bedroom: One (1) 16' x 22' master suite bedroom with full walk-in closet

Bathroom: 12' x 7' full bathroom

2nd Floor – Family Suite Rental Unit

Bedrooms: Two bedrooms: 14' x 13' and 13' x 14'. Includes full walk-in closets

Bathroom: 9' x 6'6" full bathroom

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Bait Shop 19'9" x 25' full-service store. Great for locals and campground

Ice Cream Shop 14'6" X 25'
One shared bathroom for bait shop and ice cream shop
Large 35' x 18' stamped concrete patio

NOTE: See List for what is included with the sale.

NOTE: Inventory Can Be Purchased

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: **\$695,000.00**

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

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Included with Sale in Morris:	
Item:	Location:
Hood Unit	Kitchen A
Ice Machine	Bar
3-Tub Sink	Kitchen A
3 Deep Well Fryers	Kitchen A
Wells Char Broil Gas Grill	Kitchen A
Walk-In Cooler	Bar
Ham Slicer	Kitchen B
Undercounter Bar Sink	Bar
Undercounter Beer/Pop Coolers	Bar
3-Door Freezer	Back Room C
Restaurant Chairs (100)	Dining Area
Restaurant Tables	Dining Area
Bar	Bar
Undercounter Fridge	Kitchen A
Undercounter Freezer	Kitchen A
Microwave	Kitchen A
Heat Lamps	Kitchen A
Toaster	Kitchen A
Freezer for Mugs	Bar
Music System / PA	Bar
Grease Trap	Kitchen A
POS System	Bar

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Included with Sale in Bait Shop & Ice Cream/Pizza Shop:	
Item:	Location:
2 PVAC Units	Bait Shop & Ice Cream
Freezer	Ice Cream
Pizza Oven	Ice Cream
Pizza Prep / Fridge	Ice Cream
Microwave - Panasonic	Ice Cream
Exhaust Fan	Ice Cream
Ice Cream Dip Cabinet	Ice Cream
Dipping Well	Ice Cream
Hand Wash Sink	Ice Cream
Sink	Ice Cream
Mop Sink	Bait Shop & Ice Cream
Minnow Tank	Bait Shop
Mop Sink	Bait Shop & Ice Cream
2-Door Cooler	Bait Shop
Lighted Awnings	Bait Shop & Ice Cream
Refrigerator	Bait shop
Outdoor Water Faucet	Ice Cream