

**LISTING ID #3780**

**Listing Agent – Dean Kemper  
(937) 538-0148**



90 N. Main St. Minster, OH 45865 · weigandtrealstate.com

**SELLER:** Richard & Janice Eilerman

**ADDRESS:** 25 N. Main St., Fort Loramie, OH 45845

**SQ. FOOTAGE:** Approx. 12,688 Sq. Ft.

**LOT SIZE:** 42'x100' and 34'x32'

**TAXES:** \$1,312/year

**GARAGE:** Dock area 23'x13' with 23'x41' receiving area

**SECOND FLOOR:** Work area approx. 3,768.5 Sq. Ft.

**BATHS:** ½ bath on first floor

**TYPE OF HEAT:** Gas forced air

**BASEMENT:** Approx. 1,815 Sq. Ft. of finished work area Approx. 1,029 Sq. Ft. of unfinished storage

**SECOND FLOOR APARTMENT:** Approx. 1,067 Sq. Ft. open kitchen, dining room, living room, one bedroom with larger walk-in closet, full bathroom, utility room

**NOTES:**

**YEAR BUILT:**  
**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE: \$160,000.00**

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