



SELLER: Weigandt Land Company Ltd.

ADDRESS: 271 N. Main St. Minster, OH

SQ FOOTAGE: 2,400 sq. ft. (30' x 80')

LOT SIZE: 69' frontage x 220' depth – with front and rear access off paved alley

TYPE OF CONSTRUCTION: Pre-engineered metal building

TAXES: \$1,522.24 per year

RESTROOMS: (2) unisex restrooms; (1) shower stall

TYPE OF HEAT: Retail area – gas forced air with central air conditioning
Shipping/storage area – gas fired unit heater

ELECTRICAL SERVICE: 200 amp, 120/208 volt, three-phase panel board, (1) 200 amp, 120/240 volt single-phase panel board. New in 2000.

DETACHED GARAGE: Two-car (20' x 24')

NOTES: Very nice commercial building located on North Main Street/State Route 66 in Minster. Drive-up window access, (1) overhead door access in rear of building, ample off-street parking in front of store and rear of property. Newer building updates completed in 2014. Owner may modify building to fit your needs.

YEAR BUILT: 1981

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$139,500.00

LEASE PRICE: Annual lease rate of \$1,350.00 per month.
Call for details.

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