

SELLER: Minster Board of Education

ADDRESS: 86 N. Hanover Street Minster, Ohio 45865

FOOTAGE: 48,307 sq. ft. school building.
1931 Original Building – (22) rooms, approximately 20' x 20'
1951 North Annex – (8) rooms, approximately 30' x 30'
1995 ADA Renovation – elevator and handicap accessible restrooms
2003 Renovation – Office area on ground floor

PARCEL/MAP #: E1500701900, 0007-00-019-00

LOT 46: 46D, 47D, 48D

LEGAL ACRES: 1.04 acres

LAND USE: (650) E – BD. EDU.

PROPERTY CLASS: Exempt

STEAM HEAT: Boiler - 1963

A/C: Lower office area - 2003

ELECTRICAL: Upgrade - 1997 (1,000 AMP 3Ph)

ROOF: North - 2001, Gym-2006, West -2007

UTILITIES:

Gas- \$34,400.00 occupied	\$22,400.00 unoccupied
Water – \$1,000.00 occupied	\$300.00 unoccupied
Electric – \$20,700.00 occupied	\$5,400.00 unoccupied

NOTES: Hanover Street School Renovations over the past (15) years:

- The building was vacated in 2011. Roof replacement of north side of the building occurred in 2001, the gym in 2006 and the western side in 2007
- Brick tuck-pointing on the east side of the building in 2001
- Western and southern exterior steps replaced in 2001
- Carpet and tile replacement throughout the building in 2001
- Asbestos floor tile and mastic removed in 2006
- Renovated lower level to allow first floor access to building off Fifth Street and added A/C in 2001
- Electrical upgrade in 1999 and technology wiring updated with additional outlets and isolated ground receptacles in classrooms in 2001
- Fire alarm system replaced in 2001
- All windows replaced in 2003
- All classroom and hallway lighting replaced in 2006

Additional information regarding construction renovations available in binders at building

Year built: 1931
Buyer/broker co-op –2.4%

SELLING PRICE: \$100,000.00

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