

LISTING ID #5300



Listing Agent – Todd Weigandt
(937) 538-0156

90 N. Main St. Minster, OH 45865 www.weigandtrealestate.com

SELLER: FOR Enterprises, LLC

ADDRESS: 21 S. Jefferson St., Minster, OH 45865

SQ. FOOTAGE: 6534 Sq. Ft.
Office: 1122 Sq. Ft.
Shop/Warehouse: 3477 Sq. Ft.
Storage: 6534 Sq. Ft.

LOT SIZE: 138' x 220' (Two village lots)

TAXES: \$3598.60/year

RECEPTIONIST AREA: 12'3" x 12'6"

OPEN OFFICE AREA: 26'6" x 28'

MANAGER'S OFFICE: 11' x 12'6"

MAINTENANCE OFFICE: 7'6" x 14'

IT ROOM: 7'1" x 11'1"

BREAKROOM: 9' x 12'5"

TYPE OF HEAT: Gas forced air
Gas unit heater

CENTRAL A/C: Air conditioning in office area

RESTROOMS: (1) Unisex restroom in the office area
(1) Half bath in the high bay shop

ELECTRICAL SERVE: Main 120/208 volt, 400 AMP 3-phase
60 AMP 480 volt 3-phase available

NOTES: Nice commercial building with a combination of office area, low bay shop area, high bay shop area and attached dry storage space. Site has plenty of off street parking that includes 11 parking spaces on the west end of the building for office area and additional off street parking on the east end of building for shop/warehouse area. This building would fit many types of uses.

YEAR BUILT: 1978 w/several additions since
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$429,900.00

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