

LISTING ID #5385



**Listing Agent – Todd Weigandt
(937) 538-0156**

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

SELLER: Weigandt Land Co. Ltd.

ADDRESS: 170 Schwieterman St., Minster, OH 45865

SQ. FOOTAGE: 3,000 Sq. Ft. (50' x 60') – Owner will expand if required

LOT SIZE: 1.234 acres – approximately 253' deep x 211' wide

CONSTRUCTION TYPE: Pre-engineered metal building

TAXES: Approximately \$4,575.92/year

RETAIL AREA: 50' x 60'

UNISEX RESTROOM: 8' x 8' – Handicap accessible

ELECTRICAL SERVICE: 200 amp, 120/240V single-phase

TYPE OF HEAT: Gas forced air – 2 systems

CENTRAL A/C: Yes

NOTES: Highly visible commercial space located on State Route 66. Multiple successful businesses located in this area. High-traffic area with plenty of off-street parking. Building is expandable and the Owner will build to suit.

YEAR BUILT: 2013

LEASE PRICE: Annual lease rate of \$2,000/month. This is a triple net lease. Call for details

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