

COMMERCIAL BUILDINGS IN ST. HENRY, OHIO

MODERN AND WELL LOCATED BUILDINGS FOR YOUR BUSINESS

SELLER WILL SELL EITHER BUILDING SEPARATE OR SELL TOGETHER!

PRICE: \$490,000.00

PRICE REDUCED!!!!

North Building: \$295,000.00

South Building: \$195,000.00

PROPERTY ADDRESS: 501 N. Eastern Ave., St. Henry, Ohio

LEGAL DESCRIPTION: Section 15 of Granville Twp., Village of St. Henry, County of Mercer, State of OH.

PARCEL NUMBERS:

North Building: 23-0740000.0300

South Building: 23-0740000.0100

LOT SIZE:

North Lot: 105' x 200' (.480 of an acre more or less)

South Lot: 105' x 200' (.480 of an acre more or less)

SQ. FOOTAGE:

North Building: 6,720 (56' x 120') 11' ceiling

South Building: 3,456 (48' x 72') 13' ceiling

Total: 10,176

ANNUAL TAX:

North Building: \$3,373.20

South Building: \$1,286.84

Total \$4,660.04

ANNUAL ASSESSMENT: None Known

AGE OF BUILDING:

North Building: 2003

South Building: 2002

HEAT: Gas Forced Air Furnace

A/C: None

North Building: Central Air

South Building: Wall air conditioner (set up for CA)

SEWAGE: Village

WATER: Village

INTERNET SERVICE: Dish on roof

ROOF AGE AND TYPE: Metal and asphalt, original

WATER SOFTENER: None

UTILITY INFORMATION:

Dominion Gas

Midwest Electric

Hometown Cable

TO STAY: As the building now appears, except for personal property

NOTES FOR THE NORTH BUILDING

All State Approved and built according to State Regulations

Heated and Insulated

Overhead doors: North: (2) 10' high and 12' width

All overhead doors are insulated

2' x 6' stud walls

Plywood wrapped

Night Lights and Light for sign on Timers

Firewall between the front and back room as well as the ceiling in the front office

200 amp service (disconnect inside and outside)

½ bath

NOTES FOR THE SOUTH BUILDING

Heated and Insulated

2' x 6' walls

Hoist is optional

South: (2) 12' high and 10' width and one 12' high and 12' width

And (1) 10' high and 10' width and one 10' high and 12' width

And 8' high door and 10' width

BUILDER: Heitkamp (Ft. Recovery)

CONCRETE: B & L

ELECTRIC: Koester Electric

OVERHEAD DOORS: Moeller Door Sales

MATERIAL: Schockman Lumber

PROPERTY LINES: 2ND saw line in the concrete north of the south building

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!