

## **COMMERCIAL BUILDINGS IN ST. HENRY, OHIO**

### **MODERN AND WELL LOCATED BUILDINGS FOR YOUR BUSINESS**

**PRICE:** \$560,000.00

North Building: \$335,000.00

South Building: \$225,000.00

**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: \$3,412.72 plus MRDD assessment \$35.86

South Building: \$999.38 plus MRDD assessment \$10.50

Total \$4,412.10 without assessment

**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:** 2<sup>ND</sup> saw line in the concrete north of the south building

**ADDITIONAL NOTE:** Seller will not sell the south building before the north building. However, they will sell the north building before the south building.

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**