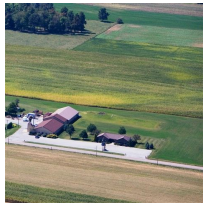


## ALL FIELDS DETAIL



<b>MLS #</b>	85097	<b>STYLE</b>	BUSINESS SALE
<b>Status</b>	ACTIVE		
<b>Type</b>	BUSINESS OPPORTUN		
<b>Address</b>	2877 KIDRON RD		
<b>City</b>	KIDRON		
<b>State</b>	OH		
<b>Zip</b>	44636		
<b>Area</b>	WAYNE		
<b>Class</b>	COMMERCIAL/INDUSTRIAL		
<b>Asking Price</b>	\$945,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Number of Acres</b>	5.73	<b>Agent</b>	JAMES HAND - (330) 464-0190
<b>Listing Office 1</b>	REAL ESTATE SHOWCASE -WOOSTER - (330) 264-2644	<b>Listing Agent 2</b>	LEONARD KAPLAN - (330) 465-1742
<b>Listing Office 2</b>	REAL ESTATE SHOWCASE -WOOSTER - (330) 264-2644	<b>Commission Buyer Broker</b>	2
<b>Commission Variable Rate</b>	N	<b>Ownr Name</b>	OWNER OF RECORD
<b>Yr Built</b>	1993	<b>Listing Date</b>	1/21/2009
<b>Parcel #</b>	4700734000	<b>Lot Size</b>	505 X495
<b># Buildings</b>	3	<b>Frontage</b>	505.61
<b>Road Type</b>	asphalt	<b>Elc Phase</b>	3
<b>Ttl SqFt</b>	16200	<b>Warehouse Space</b>	11000
<b>Retail Sq. Ft.</b>	5200	<b>Stories</b>	2
<b>TNG:Total Expenses</b>	0	<b>Net Income</b>	0
<b>Gorss Oper.</b>	0	<b>Township</b>	SUGARCREEK
<b>Directions</b>	KIDRON AREA	<b>Update Date</b>	2/2/2009
<b>Status Date</b>	1/23/2009	<b>Hotsheet Date</b>	1/23/2009
<b>Price Date</b>	1/23/2009	<b>Input Date</b>	1/23/2009 8:38:00 AM
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$945,000
<b>Days On Market</b>	42	<b>Days On MLS</b>	40

## FEATURES

<b>HEATING SYSTEM</b>	<b>FLOOD PLAN</b>	<b>SPECIAL FEATURE</b>	<b>ROOF</b>
FORCED AIR	NO	RESTROOM	ASPHALT/FBRGLS
GAS	<b>COOLING</b>	<b>COMM AMENITIES</b>	<b>INSULATING CEIL</b>
RADIANT	CENTRAL	ELECTRIC	INSULATION
<b>GAS COMPANY</b>	<b>INSIDE FEATURES</b>	GAS	<b>INSULTN SIDEWLL</b>
EAST OHIO	ELEC WTR HTR	SECURITY LIGHTS	INSULATION
<b>ELECT COMPANY</b>	<b>OUTSIDE FEATURE</b>	SANITARY SEWER	<b>SHOW INSTRUCT</b>
AMER ELEC POWER	OVERHEAD DOOR	<b>DRIVE</b>	24 HOUR NOTICE
<b>SEWER</b>	STORAGE SHED	GRAVEL	APPT ONLY
SEPTIC		<b>EXTERIOR CONST</b>	<b>PARKING</b>
<b>WATER</b>		STEEL	PUBLIC
WELL		STONE	GRAVEL

## FINANCIAL

<b>Taxes</b>	2504.85	<b>Broker Remarks</b>	LISTING AGENT OT BE PRESENT FOR ALL SHOWINGS.
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## REMARKS

EXCITING BUSINESS OPPORTUNITY. LOCATED IN HIGH TRAFFIC AREA CLOSE TO KIDRON,OH. PRESENTLY OPERATING AS WOODWORKING BUSINESS. COULD BE TRANSFORMED EASILY TO SUIT YOUR NEEDS WITH UNLIMITED POSSIBILITIES. THIS PRICE INCLUDES ALL EXISTING EQUIPMENT INVENTORY, ACCOUNTS AND DELIVERY TRUCK. 5.7 ACRES, 5200 SQ FT EXCEPTIONAL SHOW ROOM AND RETAIL SPACE, PLENTY OF PARKING, EASY ACCESS. ADDITIONAL 1100 SQ FT MANUFACTURING FACILITY, 10' TO 16' CEILINGS, 10X18 OVERHEAD DOOR & 3 PHASE ELECTRIC.

## ADDENDUM

COMMERCIAL SEPTIC SYSTEM, ENGINEERED FOR UP TO 35 EMPLOYEES. INSULATED AND HEATED. INTERESTED PARTIES TO SIGN A CONFIDENTIALITY AGREEMENT BEFORE RELEASING EQUIPMENT LIST AND FINANCIALS.

**DISCLAIMER**

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