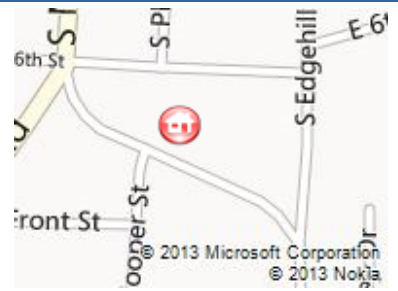


**ALL FIELDS DETAIL**



**MLS #** 20131131  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Villages  
**Asking Price** \$75,000  
**Address** 122 S Main Street  
**Address 2**  
**City** Fredericktown  
**State** OH  
**Zip** 43019  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Yes

**Overhead Doors(GradeLvl)** Four or More  
**# of Docks** None  
**Parking Spaces** 11-20  
**Garage Capacity** 4+ Car



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.7260	<b>Price Per Acre</b>	
<b>Auction Y/N</b>	No	<b>Agent</b>	Sam Miller - Main: (740) 397-7800
<b>Listing Office 1</b>	Re/Max Stars - Main: (740) 392-7000	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Listing Agent 3</b>	
<b>Listing Office 3</b>		<b># of Offices</b>	
<b># of Parking Spaces</b>		<b>Township</b>	Village
<b>Subdivision</b>		<b>County</b>	In Knox County
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	1466.72*
<b>Parcel #</b>	4 Parcels	<b>Lot #</b>	0
<b>Listing Date</b>	11/22/2013	<b>Expiration Date</b>	5/17/2014
<b>Lot Size/Acres</b>	.726	<b>Approx Year Built</b>	1946
<b>Age</b>	67	<b>Approx Above Grade SqFt</b>	8,440
<b>Approx Total Living Space</b>	8440	<b>Zoning</b>	B-2
<b>Assessments</b>	6.00*	<b>Heat Cost</b>	
<b>Walls</b>		<b>Floors</b>	
<b>Utilities</b>		<b>Electric Company</b>	
<b>Retail Square Footage</b>		<b>Office Square Footage</b>	
<b>Warehouse Square Footage</b>		<b>Residence Square Footage</b>	
<b>Upper Square Footage</b>		<b>Main Square Footage</b>	
<b>Lower Square Footage</b>		<b>Total Rooms</b>	
<b>Rents Income</b>		<b>Sales Income</b>	
<b>Other Income</b>		<b>Total Income</b>	
<b>Net Income</b>		<b>Insurance Expense</b>	
<b>Half Year Taxes Expense</b>		<b>Utilities Expense</b>	
<b>Other Expense</b>		<b>Total Expenses</b>	
<b>D. B. A.</b>		<b>Directions</b>	
<b>Parcel #1</b>		<b>Parcel #2</b>	
<b>Parcel #3</b>		<b>Parcel #4</b>	
<b>Documents On File</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	0	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	12/4/2013
<b>Status Date</b>	12/4/2013	<b>HotSheet Date</b>	12/4/2013
<b>Price Date</b>	12/4/2013	<b>Input Date</b>	12/4/2013 12:52:00 PM
<b>Original Price</b>	\$75,000	<b>Days On Market</b>	12
<b>City Corps. Limit</b>	Yes	<b>Village</b>	Fredericktown
<b>Comp-SB</b>	0	<b>Comp-BB</b>	3
<b>Picture</b>	14		

**FEATURES**

<b>ROOF</b>	<b>SEWER</b>	<b>DRIVEWAY</b>	<b>ACCESS</b>
Metal	City	Paved	City Street
Shingle	<b>BASEMENT</b>	<b>EXTERIOR</b>	<b>FLOORS</b>
Other	Slab	Concrete Block	Concrete Slab
<b>WATER</b>	<b>GARAGE TYPE</b>	Other	
City	Garage Attached		

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

How Sold  
Closing Date  
Selling Agent 1  
Seller Concessions Y/N  
Financing

Contract Date  
Sold Price  
Selling Office 1  
Seller Concessions

**REMARKS**

Bank Owned, huge 8,400 square foot building located in the village of Fredericktown, zoned B-2, this building could be used for a wide range of retail facilities and services, includes 4 parcels totaling .726 of an acre, pervious businesses include a car dealership and restaurant, high traffic and visibility location near other established businesses, priced for a quick sale at only \$75,000.

**ADDITIONAL PICTURES**

