

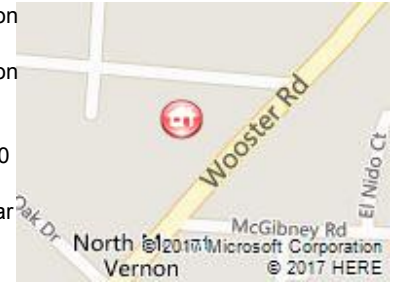
**ALL FIELDS WITH EMAIL**



**MLS #** 20170757  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Mt. Vernon  
**Asking Price** \$110,000  
**Address** 333 Wooster Road  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Overhead Doors(GradeLvl)**  
**# of Docks**  
**Parking Spaces**  
**Garage Capacity**

Non  
e  
Non  
e  
6  
-10  
2  
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>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	0.3420	<b>Price Per Acre</b>	
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>Auction Y/N</b>	No	<b># of Offices</b>	
<b># of Parking Spaces</b>		<b>Township</b>	City
<b>Subdivision</b>		<b>County</b>	In Knox County
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	673.47*
<b>Parcel #</b>	66-04967-001	<b>Lot #</b>	0
<b>Listing Date</b>	8/8/2017	<b>Expiration Date</b>	12/31/2017
<b>Lot Size/Acres</b>	.342	<b>Approx Year Built</b>	1948
<b>Age</b>	69	<b>Approx Above Grade SqFt</b>	1,006
<b>Approx Total Living Space</b>		<b>Zoning</b>	OI
<b>Assessments</b>	12.00*	<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>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>	8/9/2017
<b>Status Date</b>	8/9/2017	<b>HotSheet Date</b>	8/9/2017
<b>Price Date</b>	8/9/2017	<b>Input Date</b>	8/9/2017 10:16 AM
<b>General Date</b>	8/8/2017	<b>Original Price</b>	\$110,000
<b>Days On Market</b>	1	<b>City Corps. Limit</b>	Yes
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Mt Vernon	<b>Comp-SB</b>	0
<b>Comp-BB</b>	3	<b>Picture Count</b>	15

**FEATURES**

<b>ROOF</b>	<b>SEWER</b>	<b>GARAGE TYPE</b>	<b>FLOORS</b>
Metal	City	Garage Detached	Laminate
Other	<b>COOLING</b>	<b>DRIVEWAY</b>	Vinyl

---

**FEATURES****HEATING**

Forced Air  
Natural Gas

Central Air  
**BASEMENT**  
Walkout

Paved  
**EXTERIOR**  
Other  
**ACCESS**

State Highway

Wall To Wall Carpet  
**LAND STATUS**  
Land Included

---

**WATER**

City

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

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

Contract Date  
Sold Price  
Selling Office 1 - Office Name  
Seller Concessions

---

**REMARKS**

**Remarks** Zoned Office Institutional, nice building with a high visibility location, features include a full kitchen, waiting area with gas log fireplace, walkout lower level features lots of storage space, natural gas heat and central air, detached garage, paved parking lot, numerous opportunities, priced to sell fast. \$110,000.

**AGENT TO AGENT REMARKS**

**Agent to Agent Remarks** Agents please contact CSS for showings: 614-255-5588

**ADDITIONAL PICTURES**