

**ALL FIELDS DETAIL**



<b>MLS #</b>	20090550	<b>Overhead Doors(GradeLvl)</b>	None
<b>Status</b>	Active	<b># of Docks</b>	None
<b>Type</b>	Commercial w/Apts	<b>Parking Spaces</b>	6-10
<b>Address</b>	713 W High Street	<b>Garage Capacity</b>	None
<b>Address 2</b>			
<b>City</b>	Mount Vernon		
<b>State</b>	OH		
<b>Zip</b>	43050		
<b>Area</b>	Mt. Vernon		
<b>Class</b>	COMMERCIAL/INDUSTRIAL		
<b>Asking Price</b>	\$75,000		
<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>	0.0788	<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>	City
<b>Subdivision</b>		<b>County</b>	In Knox County
<b>Comp-SB</b>	0	<b>Comp-BB</b>	3
<b>Comp-Variable Y/N</b>	No	<b>Semi-Annual Taxes</b>	633.44*
<b>Parcel #</b>	66-06211-000	<b>Lot #</b>	0
<b>Listing Date</b>	6/6/2009	<b>Expiration Date</b>	10/6/2009
<b>Lot Size/Acres</b>	.0788	<b>Approx Year Built</b>	1900
<b>Age</b>	109	<b>Approx Above Grade SqFt</b>	2400
<b>Approx Total Living Space</b>	2400	<b>Zoning</b>	Neighborhood Commercial
<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>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	6/8/2009
<b>Status Date</b>	6/8/2009	<b>HotSheet Date</b>	6/8/2009
<b>Price Date</b>	6/8/2009	<b>Input Date</b>	6/8/2009 2:07:00 PM
<b>Original Price</b>	\$75,000	<b>Days On Market</b>	2

**FEATURES**

<b>ROOF</b> Metal	<b>COOLING</b> Central Air	<b>HOT WATER TANK</b> Owned	<b>FLOORS</b> Wood Floors
<b>HEATING</b> Natural Gas	<b>BASEMENT</b> Partial	<b>EXTERIOR</b> Vinyl	<b>LAND STATUS</b> Land Included
<b>WATER</b> City	<b>GARAGE TYPE</b> None	<b>ACCESS</b> City Street	<b>LOCATION</b> Corner Lot
<b>SEWER</b> City	<b>DRIVEWAY</b> Paved	<b>CEILING HEIGHT</b> 8-10 Foot	

**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**

Commercial / Residential Duplex, previously generating \$1150 gross rents, down stairs unit has been business use and upstairs units is rented as a residential apartment, both units have natural gas heating and central air, the down unit has nicely refinished wood floors, there is plenty of parking, desirable corner location makes access a breeze, zoned Neighborhood Commercial is ideal for retail business and professional offices. We have this property priced WAY below market value for a quick and smooth sale. \$75,000

**ADDITIONAL PICTURES**

