

**ALL FIELDS DETAIL**



<b>MLS #</b>	20110927	<b>Overhead Doors(GradeLvl)</b>	None
<b>Status</b>	Active	<b># of Docks</b>	None
<b>Type</b>	Commercial Land Only	<b>Parking Spaces</b>	None
<b>Address</b>	735 N Sandusky 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>	\$300,000		
<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>Agent Hit Count</b>	1	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	2.3080	<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>	
<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>	596.21*
<b>Parcel #</b>	5 Parcels	<b>Lot #</b>	0
<b>Listing Date</b>	9/19/2011	<b>Expiration Date</b>	3/15/2012
<b>Lot Size/Acres</b>	2.3080	<b>Approx Year Built</b>	
<b>Age</b>		<b>Approx Above Grade SqFt</b>	
<b>Approx Total Living Space</b>		<b>Zoning</b>	General Business
<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>	9/21/2011
<b>Status Date</b>	9/21/2011	<b>HotSheet Date</b>	9/21/2011
<b>Price Date</b>	9/21/2011	<b>Input Date</b>	9/21/2011 9:38:00 AM
<b>Original Price</b>	\$300,000	<b>Days On Market</b>	2

**FEATURES**

<b>WATER</b>	<b>SEWER</b>	<b>ACCESS</b>
City	City	State Highway
		<b>LOCATION</b>
		Corner Lot

**FINANCIAL**

**Financing Remarks**

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
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**SOLD STATUS**

**Closing Date**  
**Selling Agent 1**  
**Seller Concessions Y/N**  
**Financing**

**Sold Price**  
**Selling Office 1**  
**Seller Concessions**

**REMARKS**

Commercial location with over 2 acres of land and situated on the corner of State Route 13 and Upper Fredericktown Road, outstanding road frontage, corner parcel is zoned general business, high traffic location with tremendous visibility, multiple adjoining parcels of land with rental duplex. \$300,000.

**ADDITIONAL PICTURES**

