

## ALL FIELDS WITH EMAIL



**MLS #** 20170789  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Business w/Property  
**Area** Mt. Vernon  
**Asking Price** \$250,000  
**Address** 908 S Main Street  
**Address 2**  
**City** Mount Vernon  
**State** OH  
**Zip** 43050  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Overhead Doors(GradeLvl)** Two  
**# of Docks** None  
**Parking Spaces** 6  
**Garage Capacity** -10  
**Non** None



## 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>	0.2610	<b>Price Per Acre</b>	
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@samsmiller.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>	771.07*
<b>Parcel #</b>	2 Parcels	<b>Lot #</b>	0
<b>Listing Date</b>	8/17/2017	<b>Expiration Date</b>	2/15/2018
<b>Lot Size/Acres</b>	.261	<b>Approx Year Built</b>	1954
<b>Age</b>	63	<b>Approx Above Grade SqFt</b>	4,784
<b>Approx Total Living Space</b>		<b>Zoning</b>	NC
<b>Assessments</b>	9.00*	<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>	8/18/2017
<b>Status Date</b>	8/18/2017	<b>HotSheet Date</b>	8/18/2017
<b>Price Date</b>	8/18/2017	<b>Input Date</b>	8/18/2017 2:02 PM
<b>General Date</b>	8/17/2017	<b>Original Price</b>	\$250,000
<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>	6

## FEATURES

<b>ROOF</b>	<b>DRIVEWAY</b>	<b>FLOORS</b>
Shingle	Paved	Concrete Slab
<b>WATER</b>	<b>ACCESS</b>	<b>LAND STATUS</b>

FEATURES

City	State Highway	Land Included
SEWER	City Street	LOCATION
City		Corner Lot

FINANCIAL

Financing Remarks

SOLD STATUS

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

REMARKS

**Remarks** Drive thru business with real estate included, located in the South end of Mount Vernon, high traffic and visibility location, corner lot, great curb appeal, currently holds a C1 liquor license that comes with purchase, oversized doors for wider vehicles, very clean and well maintained, great growth potential, priced to sell at \$250,000.

AGENT TO AGENT REMARKS

**Agent to Agent Remarks** Agents: Please contact CSS for showings: 614-255-5588 Requires a scheduled appointment for showings.

ADDITIONAL PICTURES

