



Welcome to

117 W. MAIN ST., COLDWATER, OHIO



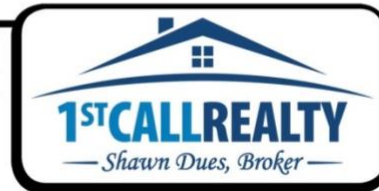
\$259,000



FRANK (WILLS) ARLING ~ OSGOOD, OHIO
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PRICE: \$259,000.00
OWNER: Gross Floor Covering
PROPERTY ADDRESS: 117 W. Main St.
Coldwater, Ohio
LEGAL DESCRIPTION:
PARCEL NUMBER: 05-032100.0000
AGE OF BUILDING: 1936
ANNUAL TAX: \$2,637.56
ANNUAL ASSESSMENT :
BASEMENT/FINISHED: None
BATHS: 1
BEDROOMS:
CENTRAL VAC:
DISHWASHER:
ELECTRIC SERVICE:
EST. SQ. FT.: 14,364
EXTERIOR: Block and Metal
GARAGE:
OPENER:
GARBAGE DISP:
HEAT/COOLING:
HEAT: New 2003/ Lennox
C/A:
INTERIOR:
LOT SIZE: 59'x 132'
PLUMBER:
POSSESSION:
ROOF TYPE/AGE: New roof approximately
2004
SCHOOL DIST: Coldwater
SEWAGE: City
SUMP PUMP:
TV ENTERTAINMENT:
ANTENNA:
CABLE:
UNDERGROUND STORAGE TANKS:
UTILITY INFORMATION
GAS CO:
MO. AVG/LEVEL BILLING: 2014: \$1,650/yr.
ELECTRIC CO:
MO. AVG/LEVEL BILLING: 2014: \$1,942/yr.

WATER SOURCE:
CISTERN:
VILLAGE: Yes
WELL:
WATER HEATER TYPE/AGE:
WATER SOFTENER AGE:
WINDOWS:
STORMS:
SCREENS:

TO STAY: Everything fast and secure

MEASUREMENTS:

1st Floor:

Display windows: 25'x 9'
Show Room: 72'x 61'
Storage Room: 31'x 35'
Storage Room: 21'x 26'
Ceiling Height: 11'

2nd Floor:

Show Room: 93'x 61' less a 32'x 48' area
Storage Room: 21'x 31'
Storage Room: 26'x 27'
Ceiling Height: 9'

NOTES: Steel beam and poured concrete construction, there are 2 stairways for good access to the upper floor. There is an 8' and 11' garage doors in the rear of the building. Downstairs there is hardwood flooring under the carpet.

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**