

Customer Full

Tiffany Marie Meyer

Commercial

07/12/2024 2:32:18 PM



MLS#: **6117555** St: **Active** LP: **\$400,000**
Cat: **COM**
Addr: **961 E High Street** Zip: **43526**
City: **Hicksville** County: **DEFIANCE** DOM: **4**
Township: Subdiv:
School District: **Hicksville**
Legal:
Parcel: **E06-0008-0-031-01** Zoning:

For Sale:

Current Use: **Ice Cream Shop**
Apx Tot SqFt: Bldg1 Dimen: 52 x 20
Office Sqft: Bldg2 Dimen:
Num Stories: **1** Bldg3 Dimen:

Directions: **Corner of 49 and St Rt 2. Across from Hicksville high school**

Recent: **07/08/2024 : NEW**

Lot Size: **5,619** Auction: **N** Auction Date: Year Built: **1952** Est Comp Dt:
Acres: **0.12900** Accessibility Features (YN): **N** Features:

Pres Mtg Bal: Constr Assmt: 6MOS Gen Tax: **\$499.53**
Ann Oper Inc: Bal Constr Assmt: 6MOS Spc Tax: **\$16.74**
Ann Oper Exp: Asmt Type: 6MOS Tot Tax: **\$516.27**
Total Ann Inc:

Pr Type: **Commercial** Roof: **Metal** \$Incl: **Business/Real Estate, Fixtures, Inventory**
BusTyp: **Restaurant** Parkng: **6-10 Spaces** Lic Re: **Other, State**
Locatn: **Free** CeilHt: **0-10 Feet** Floor: **Tile**
Constr: **Other** Heat: **Other** Sewer: **Sanitary**
Fndatn: **Slab** HtFuel: **Natural Gas** Poss: **At Close**
Cool: **Wall** Water: **Public** WtrHtr: **Gas**
Misc: **1 Restroom**
Lse In: **None**
Loading: **None**
OwnExp: **Electric, Gas, Insurance, Maintenance, Refuse, Taxes, Water** OwnrStat:
TenExp: **None**
Doc Av: **Other**

Terms: **Cash, Conventional**

Interior/Exterior - Video/Audio Equipment: **No**

Remarks: **You could be the next owners of a well established ice cream and food shop! You'll have plenty of traffic with this prime location on the corner of St Rt 49 and St Rt 2. Also located across from Hicksville High school, you'll have lots of after school business. There's a heater, so the business could stay open longer. There's an updated POS system to allow online ordering and easy tracking. All of the equipment stays including, but not limited to 2 flurry machines, 3 soft serve machines that is bottom fed, flat top grill, deep fryers, tables, and chairs. Call today for more info.**

LO: **Realty Five of Defiance**

Buyer Agent Fee: **2%**

Fee Description:

Commission paid less seller concessions