



8 East Third Avenue  
Mount Sterling, OH 43143



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Presented by

*DeLena*  
Ciamacco



## Special Features

- Gravel Parking & Drive
  - Wooded Setting
  - Wood Fencing
- Outdoor Photo Seating with Firepit
- Outdoor Patio Area Seating Capacity ~ **150-200**
  - Indoor Seating Capacity ~ **200**
- Outdoor Ice Machine in Patio Area
  - 3 Phase Electric is Available
    - City Water & Sewer
    - 3 Outdoor Firepits
  - ~150 Total Parking Spaces
- Groom Suite Heated & Cooled by Electric Heat Pump
  - Bridal Suite Heated by Electric Baseboard & Cooled by Electric Window A/C
- Newer Building: One 12'w x 14'h Overhead Door & One 18'w x 12'h Overhead Door
- Older Building: (2) Sliding Doors That Are 13.5'w x 13.5'h

### UTILITIES

Electric:	AEP
Water:	Village of Mt. Sterling
Sewer:	Village of Mt. Sterling

Utilities are based on current seller usage and will be subject to change.  
All information is believed to be accurate but is not warranted.

## Additional Details

Sales Price: \$649,900

Year Built: 1984

Year Remodeled: 2018

Building #1 Square Footage: 4,200  
Building #2 Square Footage: 4,032  
Building #3 Square Footage: 1,020

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Total Enclosed Square Footage: 9,252

Subdivision: The Village of Mt Sterling - Mt Sterling  
Corporate Limits

Lot Size: Irregular

Acreage: 2.907

County: Madison

Tax Parcel & District: 18-00361.000

Annual Taxes: \$7,396.70

MLS #: 225027539 - Business Opportunity  
225027542 - Commercial/Mixed Use

Possession: Negotiable

Garage/Storage: Detached Garage with Enclosed Addition

Construction: Block; Frame; Metal

## Building 1/Reception Barn

- 120' x 35'
- Patio area
- Bar area with wood planked accent wall

COVERED  
VERANDA

- 90' x 30'



## Ball Room/Reception Barn

- 96' x 35'
- Epoxy flooring
- Wood planked walls
- 14 foot side wall
- Cathedral ceiling
- Hanging lights
- Service door/sliding doors



## Loft

- 10'4 x 12'3
- Plywood flooring
- Wood walls
- Railing loft



## Storage Room

- 10'4 x 11'11
- Wood shelves
- Decor
- Ceiling light



## Storage Closet

- 11'0 x 5'11



## Stairs to Loft



## Bathroom 1

- 7'7 x 10'1
- Epoxy flooring
- Wood & grey painted walls
- Tin wall
- Wood ceiling
- Enclosed vanity with single bowl, vessel sink



## Bathroom 2

- 7'8 x 7'8
- Epoxy flooring
- Wood & grey painted walls
- Tin wall
- 3 bulb wall light
- Sliding barn door to Mechanical Closet & Whirlpool® electric water heater
- Enclosed vanity with single bowl, vessel sink



## Kitchen

- 12'9 x 10'10
- Laminate flooring
- Taupe painted walls
- Suspended ceiling
- Stainless steel sink with sprayer
- Countertops
- Refrigerator
- Wall cabinet



## Makeup Area

- 9'11 x 10'10
- Grey carpet
- White painted walls
- 5 stations
- Studio lighting



## Bridal Suite

- 10'9 x 16'8
- Laminate flooring
- Ivory painted walls
- Suspended ceiling
- Can lighting



### MECHANICAL CLOSET

- 2'8 x 12'9
- New electric panel ~ 2018



## Bridal Suite Lounge

- 11'11 x 16'4
- Laminate flooring
- White painted walls & wood accent wall
- Can lighting
- Sliding barn door
- Suspended ceiling



## Exterior Patio



• OUTDOOR BAR



BEER GARDEN  
(SIDE OF BUILDING)

- Photo opportunity  
~ First look



## Building 2/Garage

- 90' x 36'
- Steel siding - 2015 & 2010
- Concrete flooring
- Block walls



### GARAGE DOOR

- Side 2
- Steel sided
- Loft area
- Concrete flooring
- Block walls



## Storage Room/Catering Staging Area

- 21'7 x 18'7
- Concrete flooring
- Grey painted walls
- Can lighting
- Countertop with single bowl, stainless steel sink with sprayer
- Samsung® refrigerator with freezer
- Atrium door to side yard



## Upper Level\_\_\_\_\_

### Groom Suite Lounge\_\_\_\_\_

- 21'6 x 18'7
- Laminate flooring
- Grey painted walls
- Vaulted ceiling
- Can lighting



## Groom Suite Changing Area\_\_\_\_\_

- 21'7 x 14'7
- Laminate flooring
- Grey painted walls
- Vaulted ceiling
- Can lighting
- Refrigerator
- 2" blinds



## Bathroom 1

- 6'5 x 6'6
- Concrete flooring
- Grey painted walls
- Hanging chandelier
- Open vanity
- Ceiling exhaust
- 3 bulb wall light



## Bathroom 2

- 6'8 x 6'6
- Concrete flooring
- Grey painted walls
- Hanging chandelier
- Open vanity
- Ceiling exhaust
- 3 bulb wall light



## Shop Area

- 62'7 x 33'2
- Concrete flooring
- 2 doors
- Service door
- 16 foot ceiling
- 12 foot door
- 14 foot door
- Fluorescent lighting
- No HVAC



## Mechanical Closet

- New electric furnace with heat pump ~ 2018



## Mechanical Room

- 13'5 x 3'10
- Mop sink
- Storage
- Rheem® electric water heater



## Building 3

2018

- 30' x 34'
- Steel sided
- Concrete patio
- Seating area in courtyard
- Concrete flooring
- Grey painted walls
- Can lighting



# Exterior Features



Exterior Patio



Yard



Outdoor Ceremony Space



Designated Smoking Area



Exterior Views

# Exterior Features



Photo Opportunity Area



Path/Walkway to Parking Lot



Main Entrance

Parking Lot

Parking Lot

Yard off Parking Lot

# Aerial Views



# Floorplan



Please check the listing below for the square footage. All measurements were captured via 3D laser scans, but are approximate.



Date	Time	Location	Weather	Remarks

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