

8 East Third Avenue Mount Sterling, OH 43143





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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

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



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_

- Can lighting
- Sliding barn door







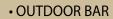
Exterior Patio_















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



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



Building 3_

2018

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



Mechanical Room

• 13′5 x 3′10

• Mop sink

• Storage

• Rheem® electric water heater







Exterior Features







Exterior Patio Yard









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





Aerial View



Notes

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