

Unit#:	Suburb:	Pending:	SO:	DOM: 0/0	LP: \$529,000					
Area: W30PR	Town: Twin Township	Conting:	Fin:	S/L%:	OP: \$529,000					
Commercial	# OF BLDGS #2 LEASE ONLY: No	CURRENT ANNUAL INCOME & EXPENSES								
		<b>Gross Income:</b> <b>Vacancy:</b> <b>Annual Taxes:</b> \$2545 <b>Insurance:</b> \$4688 <b>Gas/Electric:</b> \$1600.00 <b>Water/Sewer:</b> <b>Waste Removal:</b> <b>Maintenance:</b> <b>Other:</b> <b>Net Oper. Income:</b> <b>Tax ID:</b> K3700180180005000 <b>Yearly Rent:</b> <b>Net Income:</b> <b>Licenses Include:</b> <b>Special Financing:</b> No <b>Lease Only:</b> No <b>Business Type:</b> Restaurant								
<b>Office:</b> <b>Retail:</b> <b>Sales:</b> <b>Rentable:</b> <b>Warehouse:</b>				TOTAL SQUARE FEET						
<b>Leasable Area:</b> <b>Total Building:</b>				PRICE PER SQUARE FOOT						
<b>Office:</b> <b>Other:</b>										
<b>Rent Includes:</b> <b>Assets Value:</b> <b>Real Estate Desc:</b> <b>Finance Remarks:</b> <b>Census Tract:</b> <b>Bus. Sub-Type:</b>										
Levels:	Two	<b>Bay Size:</b>	Occupancy: At Closing							
Construction:	Vinyl Siding	<b>Docks:</b>	Lot Dimensions:							
Foundation:	Block	<b>Floor Loading:</b>	Acreage: 0.1545							
Roof:	Shingle	<b>EQD:</b>	Frontage:							
Heating:	Gas	<b>Plans Available:</b>	Public Transport:							
Cooling:	Central Air	<b>Basement:</b> Partial	Restrooms:							
Easement:	None	<b>Flooring:</b> Wood	Ceiling Height:							
Acreage:	0.1545	<b>Gas:</b> At Street	Age:							
Parking Spaces:		<b>Water:</b> Public	New Construction: No							
Access Roads:	Public	<b>Zoning:</b> Residential,Commercial	Auction: No							
Traffic Count:		<b>Assessment:</b> 2,545.66 yearly	Rail Service:							
Tax ID:	K3700180180005000	<b>Tax ID Other:</b>								
Fixtures Desc:										
Equipment:										
Tanks/Pumps:										
Truck Doors:										
Inventory:										

## MARKETING REMARKS

Listing Courtesy of: RE/MAX Incompass

Buckeye Jakes eatery is a popular American restaurant in West Alexandria, Ohio, known for its cozy, historic atmosphere in a converted house, hearty comfort food, smoked meats like brisket and pulled pork, with popular dishes including Southwest egg rolls, burgers, Ribs and the great French Onion soup! With some of the original preserved wood trim and stained glass windows, which reflects a Victorian-era influence, adding historic charm. Check out the hardwood floors, that were updated in 2020. Seating for 105 indoors plus a full bar, and patio seating for 70. This building previously a restaurant, the owners acquired the property and opened Buckeye Jakes in 2018. Since then the establishment has become a longstanding staple within the village of West Alexandria, bringing people together and contributing to the town's local character. New roof 06/25/25 and other updates for the new owner to continue the great food and service. This business is turn key ready

PRESENTED BY:

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