





Agent Detail - 2 Column Report

Listings as of 02/08/11 at 2:01pm

Active 01/06/11 **Listing # 490006** **219 E MAIN ST Eaton, OH 45320-1803** **Listing Price: \$110,000**
County: Preble **Cross St:**



Prop Type	Industrial/Comm'l	Prop Subtype(s)	Commercial
Area	Preble-Eaton		
Year Built	1900	Approx Square Feet	816
Parcel ID	M40000606301004000	Price/Sq Ft	\$134.80
		Lot Sq Ft (approx)	4752
		Lot Acres (approx)	0.109
CDOM	33		

Directions 200 Block of East Main Street (Rt 35) Across from Barnes Funeral Home; 1 1/2 Blocks East of Rt 127/Rt 35 Intersection; 1 1/2 Blocks West of Rt 122/Rt 35 Intersection.

Property Description Downstairs has a 15'x10.5' Reception Area, (2) 10'x14.5' Offices, (1) 10.5'x14' Office and a 10'x14' Kitchen/Break Room. Upstairs has a 8'x8.5' Supply Room, 11'x16' Office and a Large 15.5'x13' Front Office. Updates Include Electrical, Plumbing and Newer Roof.

Agent-Only Rmrks Owner May Consider Financing to Qualified Buyer.

Legal Description LOT 103 E PT

Listing Agent	H John Kramer (ID:KRAMJ0H109), FAX: 937-456-1201		
Listing Office	Kramer & Kramer Inc. (ID:KRAM01) Phone: 937-456-1101, FAX: 937-456-1201		
Agreement Type	Exclusive Right	Listing Date 01/06/11	Expiration Date 12/08/11

Commission	Buyer Broker	3%	Sub Agency	0%
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Semi Annual Taxes	\$463		
Lot Size/Access			
Stories	2.0	Current # Tenants	1.0
# Parking Spaces	#2	Occupancy	At Closing
Construction	Brick, Stucco	Roof	Other
Zoning	Business	Possible Use	Office, Retail, Professional, Business
Utilities	Single Phase, City Water, Sanitary Sewer, Natural Gas, Storm Sewer	Cooling	Central
Parking	Lot	Special Features	Private Restroom, Reception, Conference, Storage
Inside Features	High Speed Internet	Outside Features	Other
New Financing	Conventional, Lease Purchase		

Presented By: H John Kramer / Kramer & Kramer Inc.

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045