

**MLS #: CC138502A (Active) List Price: \$220,000**

117 S Main St. Kirby, OH 43330

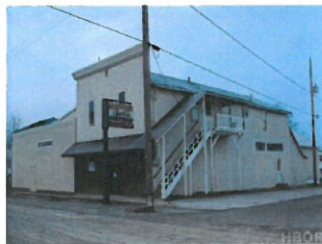


**APX TOTAL SQFT:** 9436  
**YEAR BUILT:** 1900  
**TOTAL ROOMS:** 10  
**OVERHEAD DOOR:** None  
**# OF DOCKS:** None  
**PARKING SPACES:** 6-10  
**SPRINKLER:** No  
**ELECTRIC SERVICE:** AEP

**ADDRESS 2:**  
**FOR SALE/RENT:** For Sale  
**LEASE PRICE:**  
**LISTING TYPE:** Sale  
**AUCTIONEER ESTIMATED RANGE:**  
**AREA:** REM Wyandot Co  
**COUNTY:** Wyandot  
**TOWNSHIP:** Jackson  
**SCHOOLS:** Riverdale

**APX LOT SIZE:** 0.21 acres**APX ACRES:** 0.21**ZONING:** Yes**FLOOD:** No**LEGAL:** S372 ISAAC MANNS SD LOT 19 & LOT18**PARCEL #:** 170350000000 & 170355000000**RENTAL INCOME:** 500**OTHER INCOME:** 0**SALES INCOME:** 0**GROSS INCOME:** 0**INSURANCE EXPENSES:****FULL YEAR TAX:** 657.86**TAXES TBD:** No**UTILITIES EXPENSES:** 0**OTHER EXPENSES:****TOTAL EXPENSES:****NET INCOME:****DOING BUSINESS AS:** Hardware Store**LEASE TYPE:****COMMERCIAL SQFT RANGE:** 4001-10,000**AGE INFO:** Unknown**RETAIL SQFT:** 4488**OFFICE SQFT:** 0**WAREHOUSE SQFT:** 3220**RESIDENCE SQFT:** 1728**LOWER SQFT:** 7708**MAIN SQFT:** 7708**UPPER SQFT:** 1728**EXTRAS:** Other**APPLIANCES:** Refrigerator, Range/Oven**STYLE:** 2 Story**HEAT TYPE:** Gas Forced Air**EXTERIOR:** Block, Metal Siding, Wood Siding**COOLING TYPE:** Central Air**ROOF:** Metal**WATER:** Private**FOUNDATION:** Pour, See Remarks**SEWER:** Private Sewer**BASEMENT:** Partial**FIREPLACE:** None**INSULATION:** Unknown**COMP SA (\$%):****COMP BA (\$%):** 2.5%**DUAL/VARIABLE RATE:** No**LOCKBOX:** None**POSSESSION:** Negotiable**SHOWING INSTRUCTIONS:** Call Listing Office, 24 Hr Notice**FINANCING REMARKS:****OTHER TERMS:****LISTING TERMS:****DIRECTIONS:** Take 53 West out of Upper Sandusky to 95 N.

**REMARKS:** Family owned since 1944, this property has been an operating hardware store. Due to owner's health, it has been closed and is now offered on the market – all real estate and inventory included in list price! The building has been updated with newer roof, siding, wiring, lighting, high efficiency furnace, central air conditioning, and new gas lines to the building. Own your own business and receive rental income from the second story apartment. Possibility of a second apartment. Give us a call for more details on this one-of-a-kind opportunity.

**AGENT TO AGENT REMARKS:****ORIGINAL LIST PRICE:** \$285,000**RENTED/LEASED DATE:****RENTED/LEASED PRICE:****LIST DATE:****EXPIRE DATE:****CONTRACT DATE:****DAYS ON MARKET:** 69**DISPLAY ON INTERNET:** Yes**DISPLAY ADDRESS:** Yes**ALLOW AVM:** No**ALLOW COMMENTS:** No**Office Name:** Regina Vent Realty LLC (#110)**Main:** (419) 294-2000**Fax:** (888) 730-7600**Office/Firm License:** 2011000252**Listing Agent:** Regina Vent (#428)**License Number:** 2010003467**Contact #:** (419) 209-0905**Agent Email:** [r.vent@yahoo.com](mailto:r.vent@yahoo.com)