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**ALL FIELDS DETAIL**

<b>MLS #</b>	115902	<b>Overhead Drs (Grade Lev.)</b>	Four or More
<b>Status</b>	Active	<b>Sprinkler</b>	No
<b>Type</b>	Commercial	<b>Parking Spaces</b>	Other
<b>Address</b>	1414 SIXTH ST	<b># of Docks</b>	None
<b>City</b>	FINDLAY	<b>Age</b>	11 - 25 Years
<b>State</b>	OH	<b>Square Feet</b>	4001 - 10,000
<b>Zip</b>	45840	<b>County</b>	Hancock
<b>Area</b>	1B SE FINDLAY		
<b>Class</b>	COMMERCIAL/INDUSTRIAL		
<b>Asking Price</b>	\$235,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Agent</b>	Lauren L Heldman - CELL: (419) 348 -9065	<b>Listing Office 1</b>	Re/Max Realty/Findlay - Main: (419) 423-8004
<b>Comp - BA (\$/%)</b>	3	<b>Year Built</b>	1990
<b>Lot Size</b>	220X210 + 1.047 AC	<b>Lease Type</b>	TERMS
<b>Electric Service</b>	--	<b>Listing Date</b>	11/30/2009
<b>Expiration Date</b>	8/31/2010	<b>Legal</b>	SEE REMARKS
<b>Parcel</b>	SEE REMARKS	<b>Total SQFT</b>	--
<b>Retail SQFT</b>	--	<b>Office SQFT</b>	--
<b>Warehouse SQFT</b>	7,828	<b>Residence SQFT</b>	--
<b>Upper SQFT</b>	--	<b>Main SQFT</b>	--
<b>Lower SQFT</b>	--	<b>Total Rooms</b>	0
<b>Rental Income</b>	--	<b>Sales Income</b>	--
<b>Other Income</b>	--	<b>Total Income</b>	--
<b>Insurance Expenses</b>	--	<b>Half Year Taxes</b>	1,930.51
<b>Utilities Expenses</b>	--	<b>Other Expenses</b>	--
<b>Total Expenses</b>	--	<b>Net Income</b>	--
<b>Zoning</b>	B-3	<b>Flood</b>	AE
<b>D.B.A.</b>	SIXTH ST STORAGE	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Update Date</b>	12/1/2009
<b>Status Date</b>	12/1/2009	<b>HotSheet Date</b>	12/1/2009
<b>Price Date</b>	12/1/2009	<b>Input Date</b>	12/1/2009 4:08:00 PM
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$235,000
<b>Days On Market</b>	183		

**FEATURES**

<b>STYLE</b>	<b>POSSESSION</b>	<b>SHOWING INSTRUCTIONS</b>
1 Story (Ranch)	Other	Appointment Only
<b>CONSTRUCTION</b>		Calling Listing Office
Steel Siding		

**REMARKS**

35 STORAGE UNITS. LOCATED IN SOUTHEND OF FINDLAY. MARION TOWNSHIP. WAREHOUSE A 3,090 SQ. FT. WAREHOUSE B 4,738 SQ. FT. PLUS AN ADDITIONAL 1.047 ACRES FOR POSSIBLE FUTURE EXPANSION. WINK ADD LOT 4 E 70 FT LOTS 4-5 T1N R11 S20 PT S PT SW 1 1/4. PARCEL 33-0001008169 AND 33-0001008160

**DISCLAIMER**

The information provided by Heartland Board of REALTORS is compiled from misc. sources and neither HBOR nor the listing brokers nor its agents or sub agents are responsible for the accuracy of the information. EQUAL HOUSING OPPORTUNITY

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