

## **BLUE AND WHITE TAVERN**

**PRICE:** \$110,000.00 includes Real Estate, Business and Inventory

**PROPERTY ADDRESS:** 25 N. Main St., North Star, Ohio

**LEGAL DESCRIPTION:** Part of Lot 10 & 11 of the Original Plat, Village of North Star, County of Darke, State of Ohio.

**PARCEL NUMBER:** R69-2-312-09-03-02-11402

**LOT SIZE:** 0.459 of an acre more or less

**SQ. FOOTAGE:** 1,716 includes the second floor

**ANNUAL TAX:** \$421.98

**ANNUAL ASSESSMENT:** \$121.08 for North Star reconstruction (ends in 2014) plus \$2.00 for Mile Creek

**ANNUAL LIQUOR LICENSE FEE:** \$1,690.00, 1:00 A.M. license, License included D1: On premises beer and liquor, D2: Carry Out, D3: Sunday beer only

**AGE OF BUILDING:** 1900 est.

**HEAT:** Gas Heater in the front room, wall heater in the back room

**A/C:** Yes wall unit

**SEWAGE:** Septic, future central sewage in the fall of 2010

**WATER:** Well located by the patio

**CISTERN:** None known

**ANTENNA AND CABLE TV:** Both

**ROOF AGE AND TYPE:** Metal, unknown

**WATER SOFTENER:** Yes

**UTILITY INFORMATION:**

**PHONE:**

**TO STAY:** As the building now appears, except for personal items and leased items, Alarm system and cameras included

**NOTES:** Pool table, juke box & speakers, game machine, leased from J&S electronics, St. Mary's

**DISTRIBUTORS:** C&G Versailles, Bombright for Coors, Ole Mill Lite, and PBR and Heidelberg

**FOOD:** Gordon Foods, Buchy and Winner Meats

**McKIRNAN:** Candy

**KESCO:** dry goods (Greenville)

**SELLER RESERVES:** (3) Pheasant Prints, some cooking pots, mixer & broaster

**BUSINESS HOURS:** Monday thru Saturday: 9:00 a.m. to 1:00 am Sunday 11:00 am to 10:00

**RECENT UPDATES:**

Replaced beer coolers, freezer rebuilt, added refrigerator and freezer in 2008, SS prep table, hand wash sinks, sm. freezer, water systems updated, mop sink, all SS tables, added pizza oven (currently have two) deep fryer, compressor the walk in cooler, hoods and fans replaced. Buschurs Refrigerator service the items.

**LOOKING TO BE YOUR OWN BOSS!**

**DON'T MISS THE OPPORTUNITY TO PURCHASE A BUSINESS THAT HAS BEEN PART OF THE NORTH STAR COMMUNITY FOR MANY YEARS!**

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**