



8 East Third Avenue
Mount Sterling, OH 43143



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Presented by

*DeLena
Ciamacco*



Special Features

- Gravel Parking & Drive
 - Wooded Setting
 - Wood Fencing
- Outdoor Photo Seating with Firepit
- Outdoor Patio Area Seating Capacity ~ **150-200**
 - Indoor Seating Capacity ~ **200**
- Outdoor Ice Machine in Patio Area
 - 3 Phase Electric is Available
 - City Water & Sewer
 - 3 Outdoor Firepits
 - ~150 Total Parking Spaces
- Groom Suite Heated & Cooled by Electric Heat Pump
 - Bridal Suite Heated by Electric Baseboard & Cooled by Electric Window A/C
- Newer Building: One 12'w x 14'h Overhead Door & One 18'w x 12'h Overhead Door
- Older Building: (2) Sliding Doors That Are 13.5'w x 13.5'h

UTILITIES

Electric:	AEP
Water:	Village of Mt. Sterling
Sewer:	Village of Mt. Sterling

Utilities are based on current seller usage and will be subject to change.
All information is believed to be accurate but is not warranted.

Additional Details

Sales Price: \$649,900

Year Built: 1984

Year Remodeled: 2018

Building #1 Square Footage: 4,200

Building #2 Square Footage: 4,104

Building #3 Square Footage: 1,020

Veranda Square Footage: 2,700

Total Square Footage: 12,024

Subdivision: The Village of Mt Sterling - Mt Sterling
Corporate Limits

Lot Size: Irregular

Acreage: 2.907

County: Madison

Tax Parcel & District: 18-00361.000

Annual Taxes: \$11,129.41

MLS #: 226030948 - Commercial/Mixed Use

Possession: Negotiable

Garage/Storage: Detached Garage with Enclosed Addition

Construction: Block; Frame; Metal

Building 1/Reception Barn

- 120' x 35'
- Patio area
- Bar area with wood planked accent wall

COVERED
VERANDA

- 90' x 30'



Ball Room/Reception Barn

- 96' x 35'
- Epoxy flooring
- Wood planked walls
- 14 foot side wall
- Cathedral ceiling
- Hanging lights
- Service door/sliding doors



Loft

- 10'4 x 12'3
- Plywood flooring
- Wood walls
- Railing loft



Storage Room

- 10'4 x 11'11
- Wood shelves
- Decor
- Ceiling light



Storage Closet

- 11'0 x 5'11



Stairs to Loft



Bathroom 1

- 7'7 x 10'1
- Epoxy flooring
- Wood & grey painted walls
- Tin wall
- Wood ceiling
- Enclosed vanity with single bowl, vessel sink



Bathroom 2

- 7'8 x 7'8
- Epoxy flooring
- Wood & grey painted walls
- Tin wall
- 3 bulb wall light
- Sliding barn door to Mechanical Closet & Whirlpool® electric water heater
- Enclosed vanity with single bowl, vessel sink



Kitchen

- 12'9 x 10'10
- Laminate flooring
- Taupe painted walls
- Suspended ceiling
- Stainless steel sink with sprayer
- Countertops
- Refrigerator
- Wall cabinet



Makeup Area

- 9'11 x 10'10
- Grey carpet
- White painted walls
- 5 stations
- Studio lighting



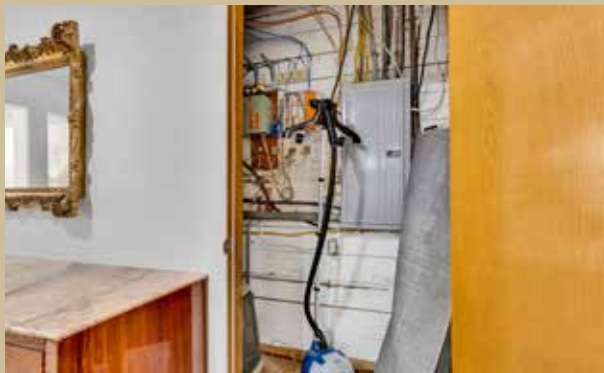
Bridal Suite

- 10'9 x 16'8
- Laminate flooring
- Ivory painted walls
- Suspended ceiling
- Can lighting



MECHANICAL CLOSET

- 2'8 x 12'9
- New electric panel ~ 2018



Bridal Suite Lounge

- 11'11 x 16'4
- Laminate flooring
- White painted walls & wood accent wall
- Can lighting
- Sliding barn door
- Suspended ceiling



Exterior Patio



• OUTDOOR BAR



BEER GARDEN
(SIDE OF BUILDING)

- Photo opportunity
~ First look



Building 2/Garage

- 90' x 36'
- Steel siding - 2015 & 2010
- Concrete flooring
- Block walls



GARAGE DOOR

- Side 2
- Steel sided
- Loft area
- Concrete flooring
- Block walls



Storage Room/Catering Staging Area

- 21'7 x 18'7
- Concrete flooring
- Grey painted walls
- Can lighting
- Countertop with single bowl, stainless steel sink with sprayer
- Samsung® refrigerator with freezer
- Atrium door to side yard



Upper Level_____

Groom Suite Lounge_____

- 21'6 x 18'7
- Laminate flooring
- Grey painted walls
- Vaulted ceiling
- Can lighting



Groom Suite Changing Area_____

- 21'7 x 14'7
- Laminate flooring
- Grey painted walls
- Vaulted ceiling
- Can lighting
- Refrigerator
- 2" blinds



Bathroom 1

- 6'5 x 6'6
- Concrete flooring
- Grey painted walls
- Hanging chandelier
- Open vanity
- Ceiling exhaust
- 3 bulb wall light



Bathroom 2

- 6'8 x 6'6
- Concrete flooring
- Grey painted walls
- Hanging chandelier
- Open vanity
- Ceiling exhaust
- 3 bulb wall light



Shop Area

- 62'7 x 33'2
- Concrete flooring
- 2 doors
- Service door
- 16 foot ceiling
- 12 foot door
- 14 foot door
- Fluorescent lighting
- No HVAC



Mechanical Closet

- New electric furnace with heat pump ~ 2018



Mechanical Room

- 13'5 x 3'10
- Mop sink
- Storage
- Rheem® electric water heater



Building 3

2018

- 30' x 34'
- Steel sided
- Concrete patio
- Seating area in courtyard
- Concrete flooring
- Grey painted walls
- Can lighting



Exterior Features



Exterior Patio



Yard



Outdoor Ceremony Space



Designated Smoking Area



Exterior Views

Exterior Features



Photo Opportunity Area



Path/Walkway to Parking Lot



Main Entrance

Parking Lot

Parking Lot

Yard off Parking Lot

Aerial Views



Floorplan



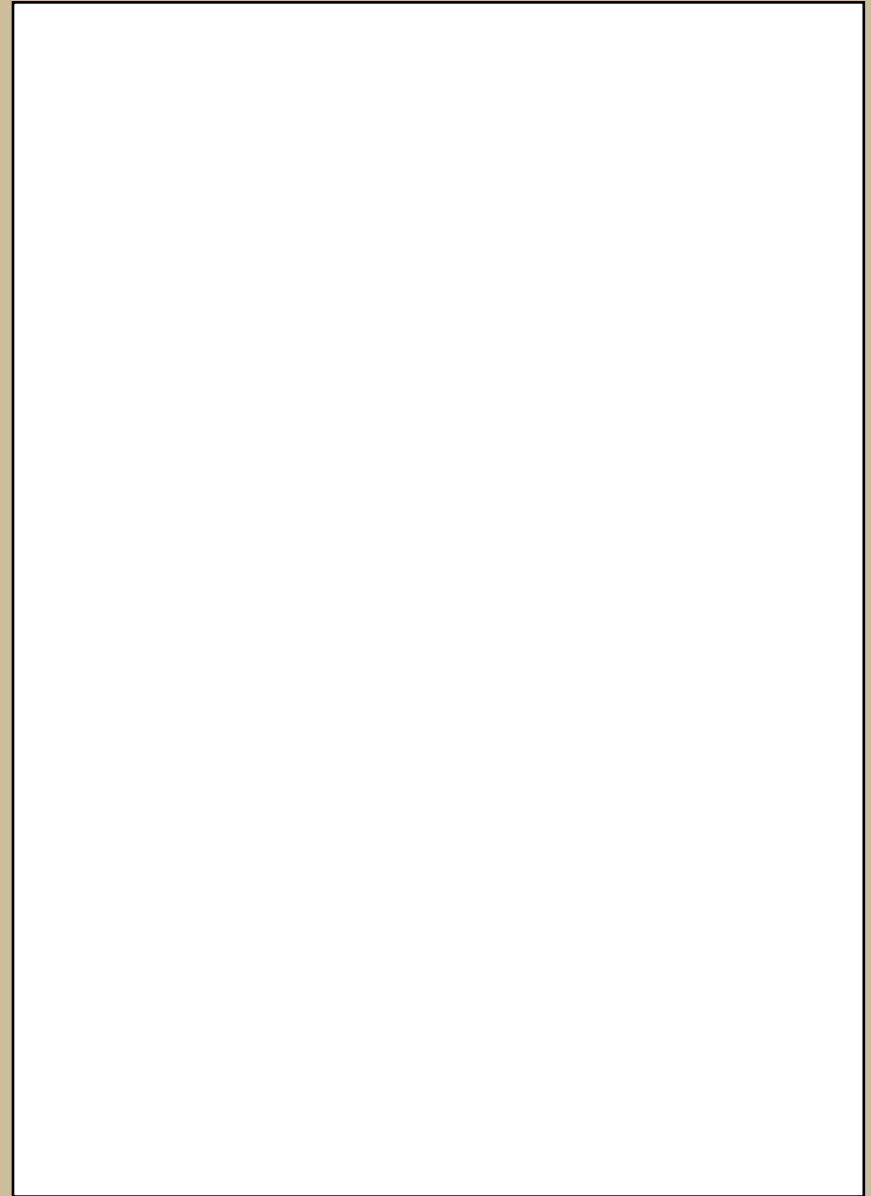
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



Aerial View



Notes



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