

## PROPERTY FACT SHEET

<b>Address:</b>	5242 Salem Bend Drive Trotwood, Ohio 45426
<b>Parcel #:</b>	H33 00514 0018
<b>Montgomery County Auditor's Records:</b>	
Market Value:	\$143,220
Assessed Value:	\$50,130
<b>County Real Estate Taxes:</b>	
Full Year: 2016	\$5,976.16
<b>Square Footage:</b>	8,765 SF
<b>Total Lot Size:</b>	0.428 acres
<b>Condition of Building:</b>	Excellent
<b>Date(s) of Construction:</b>	1968, with major renovations in 2010
<b>Construction Material:</b>	Split faced block with drivet façade, concrete floors
<b>Roof:</b>	Metal and rubber membrane (2007)
<b>Clear Height:</b>	16'
<b>Number of Drive-In Doors:</b>	8 – 11' x 10' 1 – 11' x 12'    Total of 10 Doors 1 – 22' x 12'
<b>Heating in Warehouse:</b>	Gas forced air, hanging gas fired & Reznor Indirect (3)
<b>Air Conditioning:</b>	Yes, in office and showroom
<b>Miscellaneous:</b>	Paved Parking Floor Drains T-8 Lighting Epoxy coated floors (in showroom) 3-phase power
<b>Quoted Asking Price:</b>	\$599,900 (Recently Reduced from \$899,900)