



Multi-Building Commercial Property & Drive-Thru Business

7235 US Route 36
Fletcher, Ohio

FOR SALE
Property and Business

Good Visibility along US 36
Across from Systemax
Between Piqua & St. Paris



Asking Price:
\$439,000

Includes Real Estate &
Business

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Land	5.001 Acres: Asphalt & Gravel Display Areas
Total Building:	8,520 Square Feet
Drive Thru:	2,400 SF
Office/Display/Shop:	5,000 SF
Retail/Office:	1,120 SF
Year Built:	2000
Construction:	Standing Seam Metal & Wood Frame
Column Spacing:	Clear Span Buildings
Drive-Thru:	Turn Key Business (Excluding Inventory)
Office/Display/Shop:	2,500 SF Office & Display & 2,500 SF Shop
Drive-In Doors:	3 each 12' X 16'
Retail/Office:	960 SF Retail & 160 SF Office
Utilities	On Site Well & Septic
Zoning	Commercial: Miami County