

**Active**

C1204455p+ C01-BT 20 Swan Ln  
**City/Village** Batavia Twp **Cnty** Clermont  
**Subd** **Twp** Batavia

**Subu** Batavia Twp.  
**State** OH **Zip** 45102

**LP\$** 155,000



E St Rt 125 To L On Swan Lane (At Miguel's Tex-Mex restaurant)

**Cross Street** State Route 125  
**Tax ID** 034507.016. **Other** 03-45-07.-017  
**Spec Fin** N

**Lease Only Available** N  
**Business Only for Sale**  
**Type**  
**Sub**

**Gross Income**  
**Net Income**  
**Assets Value \$**

**Property Type**

Current Annual Income & Expenses	
Gross Inc	\$
Vacancy	\$
Annual Tax	\$
Insurance	\$
Gas/Elec	\$
Wat/Sewer	\$
Waste Rem	\$
Maintenance	\$
Other	\$
<b>Net Opinc</b>	<b>\$</b>

**# of Buildings:**  
1

Estimated Square Feet
Office
Retail
Sales
Rentable
Warehouse
<b>Total Sq FT</b>
Lease Bldg
<b>Price/Square Foot</b>
Office \$
Other \$

**Auction** N

**Plans Available**

**Rail Service**

**Yearly Rent \$**  
**Licenses**  
**Real Estate**

**Includes**

Within 200' of Ohio Pike/St Rt 125. In a Business District. Could be combined with Miguel's Restaraunt location (mls #1201142).

<b>Levels</b>	1 Story	<b>Lot</b>	85x175	<b>Gas</b>	Natural	<b>Bay</b>	
<b>Bsmt</b>	Crawl	<b>Acreage</b>	0.340	<b>Water</b>	Public	<b>Docks</b>	
<b>Const</b>	Brick, Wood	<b>Parking</b>		<b>Sewer</b>	Public	<b>Power</b>	
<b>Found</b>	Block	<b>Road</b>	Public	<b>Zoning</b>		<b>Fir Load</b>	
<b>Flooring</b>	Carpet	<b>Traffic Ct</b>		<b>TxRate</b>	87.51	<b>Ceiling</b>	
<b>Roof</b>	Shingle	<b>Frontage</b>	85	<b>Easemnt</b>	Of Record	<b>EQD</b>	
<b>Heating</b>	Forced Air	<b>Transp</b>		<b>Asmnt</b>	0.00	<b>Age</b>	50
<b>Cooling</b>	Central Air	<b>Restrms</b>		<b>Occupy</b>	At Closing	<b>New</b>	N Existing Structure
<b>Fixture Des</b>							
<b>Equipment</b>							
<b>Tanks/Pump</b>							
<b>Truck Drs</b>							
<b>Inventory</b>							

**Features**

**Site** Business District  
**Parking** Private, Garage  
**Road Frontage**  
**Use/Type** Business, Daycare, Franchise, Hair Care, Medical/Dental, Office  
**Rooms** Office Area, Computer Room, Workshop, Kitchen  
**Inside Feature:**  
**Outside**  
**Tenant Pays**  
**Owner Pays**  
**Documents Avai**

**This listing is Active Report Prepared by**

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Listing # 1204455



**Decking and above ground pool**



**South end of house next to restaurant parking.**

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Close proximity to St Rt 125 and located in a business district.

