

10609 JERUSALEM ROAD (ROUTE 2)  
CURTICE, OH 43412 (JERUSALEM TWP.)

BUSINESS OPPORTUNITY + REAL ESTATE FOR SALE  
2,026 Square Feet



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

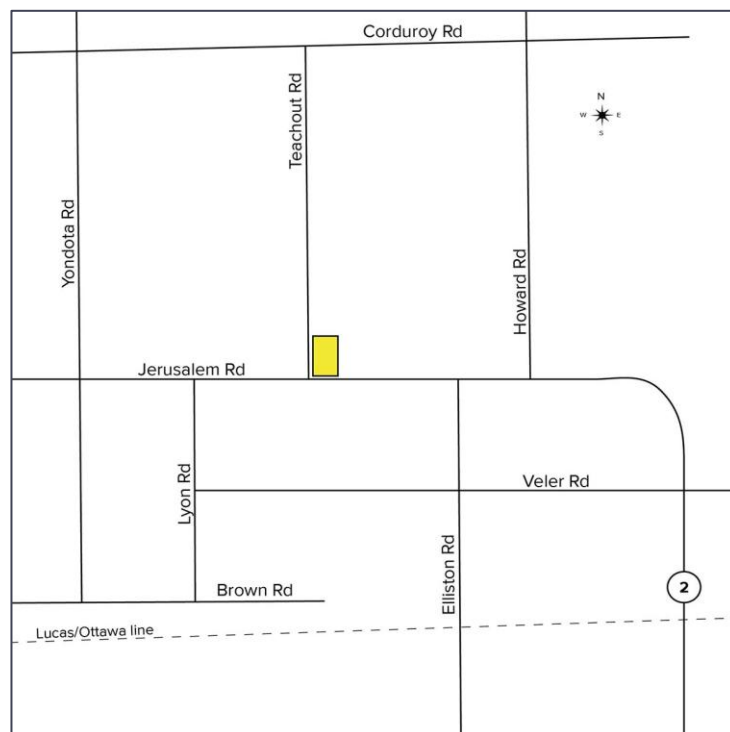
FULL-SERVICE COMMERCIAL REAL ESTATE

**DG'S ICE CREAM/FAST FOOD**



## GENERAL INFORMATION

Sale Price:	\$300,000
Building Size:	2,026 SF (Per AREIS)
Number of Stories:	1 + attic
Year Constructed:	1954
Condition:	Good
Acreage:	1.25 (Per AREIS)
Closest Cross Street:	S. Teachout Road
County:	Lucas
Zoning:	28-C2 (General Commercial)
Parking:	25± marked spaces
Curb Cuts:	2
Street:	2 lane, 2 way + turn lane



For more information, please contact:

**ZACK LIBER, SIOR**  
(419) 367 4331 or (419) 249 6325  
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# 10609 Jerusalem Road, Curtice, OH 43412

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### BUILDING SPECIFICATIONS

Exterior Walls:	Metal siding
Structural System:	Stick/brick
Roof:	Shingle and rubber membrane
Floors:	Concrete
Ceiling Height:	8' – 12'
Heating:	Propane
Air Conditioning:	Central air
Power:	240V/3phase
Restrooms:	2
Sprinklers:	No
Signage:	Pylon

### 2025 REAL ESTATE TAXES

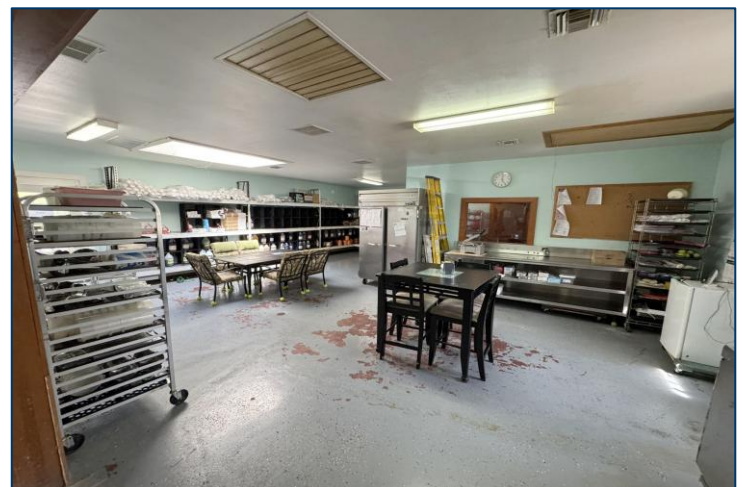
Parcel Number:	3350154
Assessor Number:	22013005
Total Annual Taxes:	\$3,320.90

### Comments:

- Heavy traffic and great exposure
- Turnkey opportunity to own/operate a desired business
- Newer well and water filtration system
- Septic with leach field
- Price includes the business and FF & E (all equipment is in great condition)
- Two 10' x 52' shipping containers included for storage
- Financials available with signed confidentiality agreement

### BUILDING INFORMATION

Current Occupant:	DG's Ice cream
Seating:	Outdoor gazebo & grass area
Occupancy Date:	At closing
Sign on Property:	Yes
Showing Instructions:	Contact brokers



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**LIST OF EQUIPMENT INCLUDED IN THE SALE**

Equipment Name	Model/Description	Quantity
Slush puppy slush machines	Model 100 by Stoelting Inc.	2
Taylor water cooled bottom fed fuel flavor ice cream machines	Model 8756-27	2
Beverage Air sub 0 commercial deep stand freezer	EF48-1AS	1
NSF stainless steel prep table with storage	8ft, cut out for steam table	1
Nelson commercial deep freezer	8 cf	1
Beverage Air commercial Refrigerator	100 cf, model 7922431	1
Stainless steel prep table	5ft x 3 ft	1
Ice cream dip stainless steel prep stand	Open storage and drawers, 5 x 3	1
Nelson Hand Dipped Ice Cream freezer	Sundae topping storage, model BDP-100	1
Beverage Air under counter refrigerator	Deep well and shake dispenser top, 72 cf	1
Commercial bun coffee maker		1
Stainless steel prep table	3x4 with storage	1
Star Commercial Steam table	Tabletop or recessed	1
Commercial sharp programmable microwave oven		1
Avantico commercial heat lamps		1
NAKS self-contained fume hood	Model VH-48 with fire suppression system	1
NAKS tabletop flat iron grill	Electric, 4 square foot	1
NAKS duel deep fryer	Tabletop version	1
NSF mini prep table	4x3 ft	1
Ice-o-matic continuous ice production machine		1

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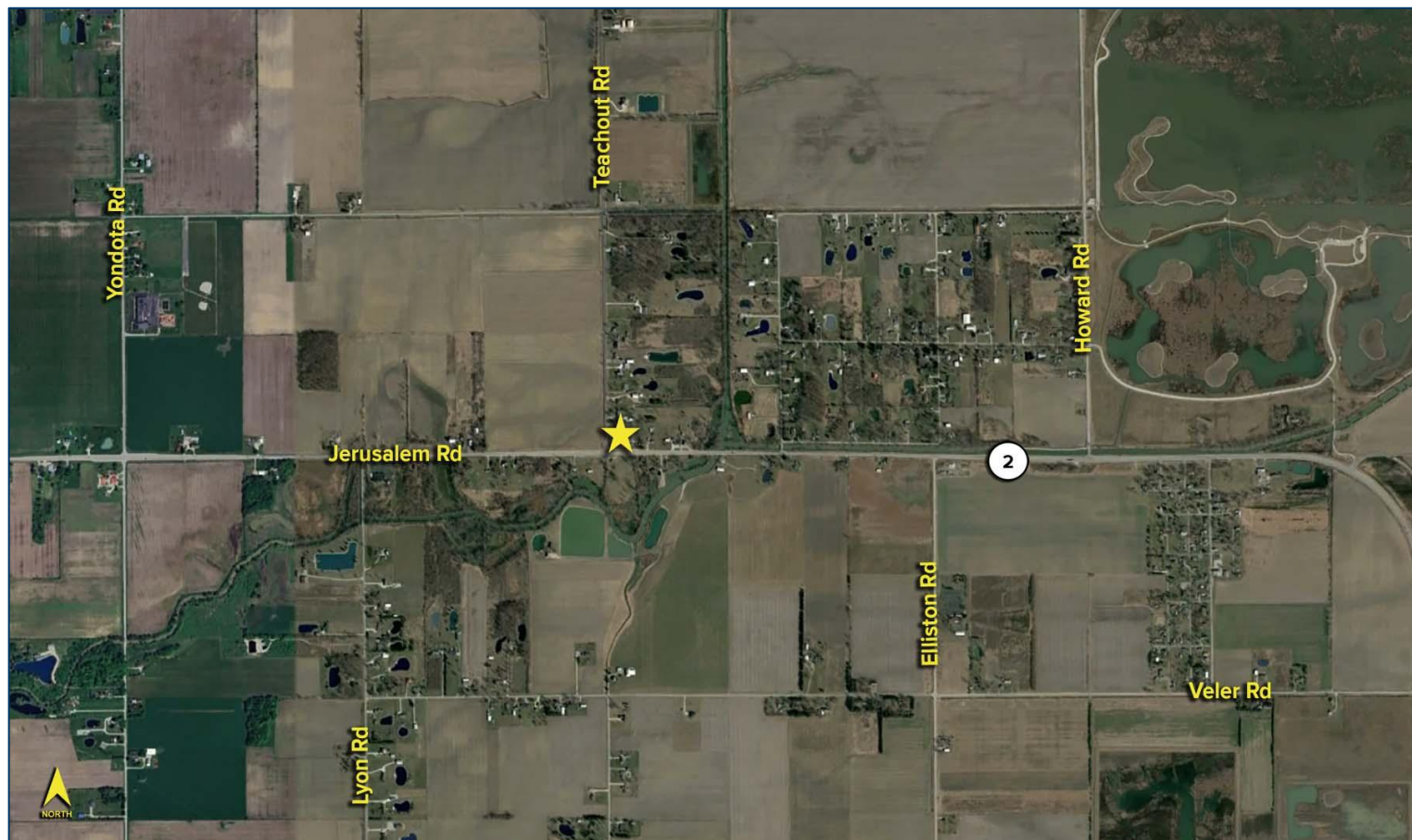
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
3 MILE	2,372	\$92,806
5 MILE	5,269	\$95,761
10 MILE	36,418	\$86,583

### TRAFFIC COUNTS (TWO-WAY)

8,650	Jerusalem Road (State Route 2)
600	S. Teachout Road

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