

David & Jennifer Christian

(Built 1916)

620 Broadway ST

Wall Material

Interior - Brick 60%, Brick covered by Plaster/masonry 30%
and 10% stick Built (front of the office/main Entrance).

Exterior - Brick 90% (70% cover by Metal Porcelain),
Vinyl siding 10% (Front of the office/main Entrance).

Roof Material

Rubber 60% 6mil/50 year (Shop Bays & Back office)

Metal shingles 30% - porcelain paint 1960's

Asphalt shingles 10% - 1990's

Appliances - ETC

Forced Air Furnace 10 year warranty - 2019 (natural GAS)

Electric service - 100 Amps - some upgrades - 2008/1990

Plumbing - cast Iron

NO Hot water Heater

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ITEMS NOT INCLUDED

1. ALL TOOLS, Equipment & Anything not wanted.
2. ALL mounted wall cabinets, signs & ETC.
3. Lincoln Grease/Lube/Air Machine.

ITEMS NEGOTIABLE - SOME MOUNTED

Hoist Asymmetric Arms ^(2 Post) (2021)
Challenger Hoist ^(2 Post) (2008)
Ingersoll & Rand Compressor (1939)
Both Front Counters/Desks (not mounted)
16' X 12' Brown SHED (not wanted)

I will Give a discount for both Bay -
- doors if not wanted, 10' X 8' X 3" & 8' X 8' X 3" ^{11"}
& Front Door (Both new)