

Property Type COMMERCIAL	Status Active	CDOM 5	DOM 5	Auction Yes
MLS # 202037725	*1300 Manchester Avenue	Wabash	IN 46992	Status Active
Area Wabash County	Parcel ID 85-10-36-300-005.000-008	Type Warehouse		
Cross Street	REO N	Short Sale No	Age 68	
Legal Description Approximately 1.5+/- Acres part of: PT E1/2 SW1/4 36-28-6 9.912AC				
Directions From Hwy 24, Head South on SR 13/Manchester Avenue. Property is on West side of road.				
Inside City Limits	City Zoning	County Zoning	Zoning Description	



Remarks 8 +/- Acres with Commercial Real Estate being offered in 2 Tracts going up for Auction on Thursday, October 15, 2020 at 6:30pm! This is Tract 1 which features a Highly Visible Commercial or Warehouse Facility! There are Multiple Offices as well as Warehouse Space with Large Overhead Doors and Dock Access! Tract 2 offers 7 +/- Acres for Future Expansion or a Great Location to Build as you desire! Lots of Development Potential in a Prime Location just south of US 24! Open House: Friday, October 9 at 5:30-6PM

Agent Remarks Auction 10.15.20 at 6:30pm. Open House 10.9.20 at 5:30-6pm TERMS: \$5000.00 down the day of auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide a Owners Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction

Sec	Lot	Township	Noble	Zoning	Lot Ac/SF/Dim	1.5000	/	65,340	/	181 x 297	Src	N
Year Built	1952	Age 68	New No	Years Established	Exterior Metal					Foundation Slab		
Const Type	Metal			Total # Bldgs 1	Stories 1.0					Total Restrooms 1		
Bldg #1 Total Above Gd SqFt			10,364	Total Below Gd SqFt 0	Story 1					Finished Office SqFt 10,364		
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt	Story					Finished Office SqFt		
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt	Story					Finished Office SqFt		
Location				Fire Protection City						Fire Doors No		
Bldg Height				Roof Material Metal						Int Height 16' Utility Storage/8' Office		
Interior Walls	Drywall, Unfinished, Wood			Ceiling Height 16' Utility Storage/8' Office						Column Spcg N/A		
Flooring	Carpet, Concrete			Parking Gravel, Lot, Paved						Water City		
Road Access	City			Equipment No						Sewer City		
Currently Lsd	No			Enterprise Zone No						Fuel / Forced Air		

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Warehouse, Workroom

SPECIAL FEATURES Loading Dock 1, Overhead Door 2, Office Space

Heating
Cooling Central Air
Burglar Alarm Yes
Channel Frtg
Water Frtg

Water Access		Water Name		Lake Type	
Water Features					
Auction Yes	Auctioneer Name Chad Metzger			Auctioneer License # AC31300015	
Occupancy Comm		Owner Name			
Financing: Existing		Proposed		Excluded Party None	
Annual Taxes \$10,686.0	Exemption	Year Taxes Payable 2020		Assessed Value \$	
Is Owner/Seller a Real Estate Licensee No		Possession At Closing			
List Office Metzger Property Services, LLC - office: 260-982-0238		List Agent Chad Metzger - Cell: 260-982-9050			
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com				
Co-List Office		Co-List Agent			
Showing Instr Showing time or Open House					
List Date 9/17/2020	Exp Date 12/31/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None	
Virtual Tour Unbranded Virtual Tour				Type of Sale	
Pending Date	Closing Date	Selling Price	How Sold	CDOM 5	
Total Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Selling Agent		

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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