

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202114313	221 E Washington Street	Huntington	IN 46750	<b>Status</b> Active
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-05-15-100-414.000-005	<b>Type</b> Mixed Use		
<b>Cross Street</b>	<b>Age</b> 80			
<b>REO</b> N	<b>Short Sale</b> No			
<b>Legal Description</b> 014-04140-00 Orig Plat 45 X 119.4 Ft Lot 44				
<b>Directions</b> From Hwy 224, head North East on Washington Street. Property will be on the South East side of the road.				
<b>Inside City Limits</b> Y	<b>City Zoning</b> B1	<b>County Zoning</b>	<b>Zoning Description</b>	



**Remarks** Commercial Building selling via ABSOLUTE ONLINE Only Auction on Tuesday, May 18, 2021 - Bidding begins closing at 6:00 PM! Absolute means this property will sell regardless of price! This property features a 2 story Commercial Building with 7,392 SF! There is a Showroom with Large Display Windows & a Garage Space in the rear with an Overhead Door to help making loading supplies easy! Great building to transform to your liking! Open House: Tuesday, May 11th 5:30-6pm

**Agent Remarks** Absolute Online Auction: Tues. 5.18.21 6pm Open House: Tues. 5.11.21 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 to receive compensation. Client Registration form is in docs. Seller has the right to accept bids

<b>Sec</b> Lot 44	<b>Township</b> Huntington	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.1219 / 5,310 / 120 x 45	<b>Src</b> N
<b>Year Built</b> 1941	<b>Age</b> 80	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Brick
<b>Const Type</b> Site Built, Brick	<b>Total # Bldgs</b> 1	<b>Foundation</b> None	<b>Stories</b> 2.0	<b>Total Restrooms</b> 1
<b>Bldg #1 Total Above Gd SqFt</b> 7,392	<b>Total Below Gd SqFt</b> 0	<b>Story</b> 2	<b>Finished Office SqFt</b> 1,200	
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Location</b>	<b>Fire Protection</b> City	<b>Fire Doors</b> No		
<b>Bldg Height</b>	<b>Roof Material</b> Flat	<b>Int Height</b> 12		
<b>Interior Walls</b> Other	<b>Ceiling Height</b> 12	<b>Column Spcg</b> n/a		
<b>Flooring</b> Concrete, Other	<b>Parking</b> Street	<b>Water</b> City		
<b>Road Access</b> City	<b>Equipment</b> No	<b>Sewer</b> City		
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Fuel / Heating</b> None		

**SALE INCLUDES** Building

**SPECIAL FEATURES** Overhead Door 1, Display Window(s)

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015
<b>Occupancy Comm</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$987.00	<b>Exemption</b>	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> At Closing	
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showing time or Open House		
<b>List Date</b> 4/26/2021	<b>Exp Date</b> 7/31/2021	<b>Publish to Internet</b> Yes
<b>Idx Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Virtual Tour</b>	<b>BBC</b> 2.0%	<b>Variable Rate</b> No
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Selling Agent</b>

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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