

Property Type COMMERCIAL **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes

MLS # 201829872 1965 S Wabash Street Wabash IN 46992 **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-14-58-403-010.000-009 **Type** Other/Unknown
Cross Street
REO N **Short Sale** No **Age** 64

Legal Description S PT SE1/4 RES 18-27-6 3.452A
Directions Take Wabash St. South through Wabash, property will be east side of the road. Look for signs!

Remarks ABSOLUTE AUCTION of commercial building on 3.4 acres with 300 ft. of high visibility road frontage!! Great-Multi-Use buildings, easy to adapt over to any business. This is Tract 1: 60 ft x 120 ft. Building with offices, storage, work rooms & loft area for storage. Zoned General Business. ABSOLUTE AUCTION: PROPERTY WILL SELL REGARDLESS OF PRICE!! Absolute Auction: Saturday, August 4, 2018, 10 am at the property. Open House: August 1, 5:30-6pm Tracts 2: 60 ft. x 128 ft. building with offices & storage & Tract 3 are separate tracts also being offered

Agent Remarks Absolute Auction: 8.4.18 10 am at the property. TERMS: \$3,000 down the day of the auction w/ balance due at closing. Taxes prorated. Survey costs shared 50/50. Brokers Must Register 24 hrs in advance and be present at all showings & the auction. Registration Form in docs.

Sec	Lot	Township	Noble	Zoning	WCGB General	Lot Ac/SF/Dim	3.4520	/	150,369	/	300 x 528	Src	N
Year Built	1954	Age	64	New	No	Years Established		Exterior	Block, Concrete	Foundation	None		
Const Type	concrete			Total # Bldgs	1	Stories	1.0	Total Restrooms			2		
Bldg #1 Total Above Gd SqFt	6,600			Total Below Gd SqFt	0	Story	1	Finished Office SqFt			800		
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, Public			Fire Doors	No				
Bldg Height				Roof Material	Metal, Other			Int Height	16'				
Interior Walls	Block, Concrete			Ceiling Height	20'			Column Spcg	yes				
Flooring	Concrete			Parking	Gravel, Lot, Off-Street			Water	City				
Road Access	State			Equipment	No			Sewer	Public				
Currently Lsd	No			Enterprise Zone	No			Fuel /	Wood				
SALE INCLUDES	Building, Land							Heating					
INTERNAL ROOMS	Manufacture, Office, Storage, Warehouse, Workroom							Cooling	Window				
SPECIAL FEATURES	Overhead Door 2, Office Space							Burglar Alarm	No				
								Channel Frtg					
								Water Frtg					

Water Access				Water Name				Lake Type					
Water Features													
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015						
Occupancy Comm	Business Occupied			Owner Name	Helfin								
Financing:	Existing				Proposed				Excluded Party	None			
Annual Taxes	\$5,458.73	Exemption	No Exemptions			Year Taxes Payable	2018	Assessed Value \$	\$176,600.00				
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	Open House or by Appointment												
List Date	7/7/2018	Exp Date	11/30/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes		
IDX Include	Y	Contract Type	Exclusive Right to Sell			BBC	1.5%	Variable Rate	No	Special Listing Cond.	None		
Virtual Tour													
Pending Date				Closing Date				Selling Price				How Sold	CDOM 2
Total Concessions Paid				Sold/Concession Remarks									
Sell Off				Sell Agent				Co-Sell Off				Co-Selling Agent	
				Presented by: Tiffany Reimer / Metzger Property Services, LLC									