

Property Type COMMERCIAL Status Active CDOM 2 DOM 2 Auction Yes
 MLS # 201829888 1965 S Wabash St. -2 Wabash IN 46992 Status Active LP \$0



Area Wabash County Parcel ID 85-14-58-403-010.000-009 Type Mixed Use
 Cross Street Age 64
 REO N Short Sale No
 Legal Description S PT SE 1/4 RES 18-27-6 3.45 A
 Directions Take Wabash St. South through Wabash, property will be on the 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 building, easy to adapt over to any business. This is Tract 2: 60 ft. x 128 ft. Building with offices & storage, warehouse/showroom area. Zoned General Business. ABSOLUTE AUCTION: Property will sell regardless of price! Auction: Saturday, August 4, 2018, 10 am at the property. Open House: August 1, 5:30-6pm. Tracts 1 & 3 also selling, bid individually, a combination or the whole!

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	Block	Total # Bldgs	1	Stories	1.0	Total Restrooms	1						
Bldg #1 Total Above Gd SqFt			7,484	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	600				
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	Other			Int Height	16						
Interior Walls	Block, Concrete, Drywall	Ceiling Height	16			Column Spcg	yes						
Flooring	Concrete	Parking	Gravel, Lot, Off-Street			Water	City						
Road Access	State	Equipment	No			Sewer	City						
Currently Lsd	No	Enterprise Zone	No			Fuel /	Gas, Forced Air						
		Heating				Cooling	Central Air, Window						
		Burglar Alarm	No			Channel Frtg							
		Water Frtg											

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Showroom, Storage, Warehouse, Workroom

SPECIAL FEATURES Overhead Door 1, Display Room, Office Space

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	\$5,458.70	Exemption		Year Taxes Payable	2018
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing	Assessed Value \$	\$176,600.00
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 Showingtime				
List Date	7/7/2018	Exp Date	11/30/2018	Publish to Internet	Yes
Idx Include	Y	Contract Type	Exclusive Right to Sell	Show Addr to Public	Yes
Virtual Tour		BBC	1.5%	Variable Rate	No
Pending Date		Closing Date		Allow AVM	No
Total Concessions Paid		Sold/Concession Remarks		Special Listing Cond.	None
Sell Off		Sell Agent		Type of Sale	
		Co-Sell Off		How Sold	
		Co-Selling Agent		CDOM	2

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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