

<b>Property</b>	COMMERCIAL	<b>Statu</b>	Active	<b>CDO</b>	0	<b>DOM</b>	0	<b>Auctio</b>	Yes
<b>MLS</b>	202619024	413 S Scott Street	Warsaw	IN	46580	<b>Stat</b>	Active	<b>L</b>	\$0



<b>Are</b>	Kosciusko County	<b>Parcel ID</b>	43-11-09-300-014.000-032	<b>Typ</b>	Office
<b>Cross Street</b>		<b>Ag</b>	7		
<b>REO</b>	N	<b>Short Sale</b>	No		
<b>Legal</b>	004-047-223 N 1/2 LOT 21 BOSS 2ND ADD				
<b>Direction</b>	State Road 15 S, Cross Winona Avenue and continue on Detroit Street to Pope Street, head East				
<b>Inside City</b>		<b>City</b>	R2	<b>County</b>	
				<b>Zoning</b>	

**Remarks** Well-maintained office building conveniently located between Winona Lake and Downtown Warsaw is going to Online Auction, June 17, 2026 at 6 pm Offering a versatile layout ideal for a variety of business or investment opportunities, this professional space features two private offices, a welcoming reception and lobby area, conference room, kitchenette/break room, and a half bath. Additional highlights include a private paved parking lot located behind the building for convenient employee and client access. Whether you're looking for space for your own business, professional services, or a potential rental investment, this property offers flexibility in a highly desirable location with excellent accessibility. Open House: June 10th from 5:30-6 pm

**Agent Remarks** Online Auction: Wed. June 17th • 6 pm Open House: Wed. June 10th • 5:30-6pm A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all

<b>Se</b>	L	<b>Townshi</b>	Wayne	<b>Lot</b>	0.1800 / 7,841 / 113x97	<b>Sr</b>			
<b>Year</b>	1952	<b>Ag</b>	74	<b>Ne</b>	No	<b>Years</b>			
<b>Const</b>	Concrete block		<b>Total #</b>	1	<b>Exterio</b>	Block, Vinyl	<b>Foundatio</b>	Slab	
<b>Bldg #1 Total Above Gd</b>			1,216	<b>Total Below Gd</b>	0	<b>Story</b>	1.0	<b>Total</b>	1
<b>Bldg #2 Total Above Gd</b>				<b>Total Below Gd</b>		<b>Story</b>	1216	<b>Finished Office</b>	1,216
<b>Bldg #3 Total Above Gd</b>				<b>Total Below Gd</b>		<b>Story</b>		<b>Finished Office</b>	
<b>Location</b>		<b>Fire</b>	City	<b>Fire</b>	No	<b>Well Type</b>			
<b>Bldg Height</b>		<b>Roof Material</b>	Asphalt, Shingle	<b>Int Height</b>	10	<b>Sewer</b>	City		
<b>Interior</b>	Drywall	<b>Ceiling Height</b>	8	<b>Column</b>	na	<b>Fuel /</b>	Gas, Forced Air		
<b>Flooring</b>	Carpet, Tile	<b>Parking</b>	Lot, Paved	<b>Water</b>	City	<b>Heating</b>			
<b>Road</b>	City	<b>Equipment</b>	No	<b>Well Type</b>		<b>Cooling</b>	Central Air		
<b>Currently Lsd</b>	No	<b>Enterprise</b>	No	<b>Sewer</b>	City	<b>Burglar</b>	No		
				<b>Water Frtg</b>		<b>Channel</b>			
				<b>Lake Type</b>		<b>Water Frtg</b>			

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Kitchen, Office, Storage, Workroom, Other  
**SPECIAL FEATURES** Office Space, Reception Area  
**PROPERTY USE** Investment Property, Vacant-Best for Owner/Usr

<b>Water</b>		<b>Water</b>		<b>Lake Type</b>	
<b>Water Features</b>					
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger	<b>Auctioneer License #</b>	AC31300015
<b>Occupancy</b>		<b>Owner</b>		<b>Excluded</b>	None
<b>Financin</b>	Existing	<b>Proposed</b>		<b>Assessed Value</b>	
<b>Annual</b>	\$2,457.	<b>Exemption</b>		<b>Year Taxes Payable</b>	202
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possessio</b>	At closing	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238		<b>Agent</b>	chad@metzgerauction.com	
<b>Agent ID</b>	RB14045939	<b>Co-List</b>		<b>Co-List Agent</b>	
<b>Showing Instr</b>	Showingtime or Open House				
<b>List Date</b>	5/19/202	<b>Exp Date</b>	11/30/20	<b>Publish to</b>	Yes
<b>IDX</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Show Addr to</b>	Yes
<b>Seller Concessions Offer</b>	No	<b>Seller Concession</b>		<b>Allow AVM</b>	Y
<b>Virtual</b>		<b>Type of</b>		<b>Show</b>	Yes
<b>Pending</b>		<b>Closing</b>		<b>Special Listing</b>	None
<b>Total Concessions</b>		<b>Sold/Concession</b>		<b>How</b>	
<b>Sell</b>		<b>Sell</b>		<b>CDO</b>	0
<b>Co-Sell</b>		<b>Co-Selling</b>			
<b>Presented</b>	Tiffany Reimer - Cell: 260-571-7910		/	Metzger Property Services, LLC - Off: 260-982-0238	

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