


<b>Property</b>	COMMERCIAL	<b>Statu</b>	Active	<b>CDO</b>	0	<b>DOM</b>	0	<b>Auctio</b>	Yes
<b>MLS</b>	202619463	3774 N Barbee Road	Warsaw	IN	46582	<b>Stat</b>	Active	<b>L</b>	\$0
	<b>Are</b>	Kosciusko County		<b>Parcel ID</b>	43-08-28-100-295.000-023		<b>Typ</b>	Other/Unknown	
	<b>Cross Street</b>			<b>Ag</b>	4				
	<b>REO</b>	N		<b>Short Sale</b>	No				
	<b>Legal</b>	PT E 1/2 NE 28-33-7 .10A & LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W OF LOT 2							
	<b>Direction</b>	Old Road 30 to 650 E, head North. At the "T" go Right, cross over the channel, property is at the							
	<b>Inside City</b>	<b>City</b>	<b>County</b>	C1	<b>Zoning</b>	Commercial Convenience			

**Remarks** Rare commercial opportunity in the heart of the Barbee Chain of Lakes is Selling via Online Auction, June 22, at 6:30 pm! This well-maintained & updated property has long served the lake community as a convenient stop for snacks, ice, boating essentials, ice cream and everyday necessities! Two buildings, featuring a modernized retail/storefront space with attractive lake-inspired décor & additional pole barn ideal for storage, inventory, equipment, or workshop use. Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. The layout & location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures. A unique opportunity to own commercial property in one of the area's most popular lake

**Agent Remarks** Online Auction: Monday, June 22nd, 6:30 pm Open House: Saturday, June 13, 1-2 pm A 4% buyer's premium will be added to the winning invoice. Property for sale, not business, Full terms in DOCS. RE BROKERS: Must register clients in advance of the

<b>Se</b>	L	<b>Townshi</b>	Tippecanoe	<b>Lot</b>	0.2540 / 11,064 / 34x84, 66x63	<b>Sr</b>	
<b>Year</b>	1984	<b>Ag</b>	42	<b>Exterio</b>	Metal	<b>Foundatio</b>	Slab
<b>Const</b>	Pole	<b>Total #</b>	2	<b>Stories</b>	1.0	<b>Total</b>	1
<b>Bldg #1 Total Above Gd</b>			1,920	<b>Story</b>	1	<b>Finished Office</b>	0
<b>Bldg #2 Total Above Gd</b>			400	<b>Story</b>		<b>Finished Office</b>	
<b>Bldg #3 Total Above Gd</b>				<b>Story</b>		<b>Finished Office</b>	
<b>Location</b>		<b>Fire</b>	Township	<b>Fire</b>	No		
<b>Bldg Height</b>		<b>Roof Material</b>	Metal	<b>Int Height</b>	10 ft		
<b>Interior</b>	Wood	<b>Ceiling Height</b>	10 ft	<b>Column</b>	NA		
<b>Flooring</b>	Laminate	<b>Parking</b>	Gravel	<b>Water</b>	Well		
<b>Road</b>	County	<b>Equipment</b>	No	<b>Well Type</b>			
<b>Currently Lsd</b>	No	<b>Enterprise</b>	No	<b>Sewer</b>	Public		
				<b>Fuel /</b>	Forced Air		
				<b>Heating</b>			
				<b>Cooling</b>	Central Air		
				<b>Burglar</b>	Yes		
				<b>Channel</b>			
				<b>Water Frtg</b>			
				<b>Lake Type</b>			

<b>SALE INCLUDES</b>	Building, Land							
<b>INTERNAL ROOMS</b>	Showroom, Storage, Warehouse, Workroom							
<b>SPECIAL FEATURES</b>	220 Volts, Overhead Door 1, Display Room, Display Window(s)							
<b>PROPERTY USE</b>	Investment Property							
<b>Water</b>	<b>Water</b>	Big Barbee Lake			<b>Lake Type</b>			
<b>Water Features</b>								
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger and John Burnau		<b>Auctioneer License #</b>	AC31300015		
<b>Occupancy</b>		<b>Owner</b>						
<b>Financin</b>	Existing	<b>Proposed</b>						
<b>Annual</b>	\$1,739.	<b>Exemption</b>			<b>Excluded</b>	None		
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Year Taxes Payable</b>	202		<b>Assessed Value</b>			
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>Possessio</b>	At closing			
<b>Agent ID</b>	RB14045939	<b>Agent</b>	chad@metzgerauction.com					
<b>Co-List</b>				<b>Co-List Agent</b>				
<b>Showing Instr</b>	Showingtime or Open house							
<b>List Date</b>	5/21/202	<b>Exp Date</b>	11/30/20	<b>Publish to</b>	Yes	<b>Show Addr to</b>	Yes	
<b>IDX</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell		<b>Allow AVM</b>	Y	<b>Show</b>	Yes
<b>Seller Concessions Offer</b>	No	<b>Seller Concession</b>						
<b>Virtual</b>								
<b>Pending</b>		<b>Closing</b>		<b>Selling</b>		<b>How</b>	<b>CDO</b>	
<b>Total Concessions</b>	Sold/Concession							
<b>Sell</b>	Sell							
<b>Co-Sell</b>	Co-Selling							
<b>Presented</b>	Tiffany Reimer - Cell: 260-571-7910			/	Metzger Property Services, LLC - Off: 260-982-0238			

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