


Property Type	COMMERCIAL			Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	201845833	2509 E Center Street	Warsaw	IN	46580	Status	Active	LP	\$0			
	Area	Kosciusko County	Parcel ID	43-11-10-300-656.000-032			Type	Other/Unknown				
	Cross Street											
	REO	N	Short Sale	No								
	Legal Description	004-051-043 Trct N & W Pt Ne Center St 10-32-6 1.13A										
	Directions	From US 30, go west on to center street, property will be on north side of the street to the west of Wagon Wheel.										

Remarks INCOME PRODUCING PROPERTY!! Apartment complex with 15 rental units! 5 units are fully updated, 2 are stripped and ready to update to your liking. New gas lines in place, 200 amp service and all 3 water heaters have been replaced. Currently being rented for \$125/week. OPEN HOUSE: Nov. 5, 5:30-6pm, AUCTION: Nov. 8, 6pm at the property.

Agent Remarks TERMS: \$1,000 down with balance due at closing. Taxes prorated. Possession subject to current tenant's rights. RE BROKERS: Must register client 24 hrs in advance and be present with client at all showings and the auction. Form in docs.

Sec	Lot	Township	Wayne	Zoning	C - 3 - General	Lot Ac/SF/Dim	1.1300 / 49,223 / 241x263	Src	N	
Year Built	1960	Age	58	New	No	Years Established	Exterior	Block, Brick	Foundation	Crawl
Const Type	hotel			Total # Bldgs	2	Stories	1.0	Total Restrooms	14	
Bldg #1 Total Above Gd SqFt	4,528			Total Below Gd SqFt	0	Story	0	Finished Office SqFt	150	
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	Asphalt, Shingle			Int Height	8 ft.	
Interior Walls	Drywall			Ceiling Height	8 ft.			Column Spcg	yes	
Flooring	Mixed			Parking	Lot			Water	City	
Road Access	City			Equipment	No			Sewer	City	
Currently Lsd	No			Enterprise Zone	No			Fuel /	Forced Air	
									Heating	
									Cooling	Window
									Burglar Alarm	No
									Channel Frtg	
									Water Frtg	
SALE INCLUDES		Building								
SPECIAL FEATURES		Living Space								
PROPERTY USE		Investment Property								

SALE INCLUDES Building

SPECIAL FEATURES Living Space

PROPERTY USE Investment Property

Water Access

Water Name

Lake Type

Water Features

Auction Yes **Auctioneer Name** Chad Metzger

Auctioneer License # AC31300015

Occupancy Comm Occupied

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$5,402.82 **Exemption** No Exemptions

Year Taxes Payable 2018

Assessed Value \$

Is Owner/Seller a Real Estate Licensee No

Possession at closing subject to tenant's rights

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 Showing Time, 24 hr notice required

List Date 10/9/2018 **Exp Date** 3/1/2019 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1% **Variable Rate** No **Special Listing Cond.** None

Virtual Tour

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Total Concessions Paid

Sold/Concession Remarks

Sell Off

Sell Agent

Co-Sell Off

Co-Selling Agent

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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