

Property	COMMERCIAL		Stat	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202629280	515 N Washington Street		Marion	I	46952	Stat	Active	L	\$0
	Are	Grant County	Parcel	27-02-31-404-114.000-033				Ty	Restaurant/Bar	
	Cross	Ag 1								
	REO	N	Short Sale	No						
	Legal	PT S PT E FR SEC 31; 0.35 A								
	Directio	State Road 15 South to N Washington Street, turn North, Cross Bradford Street, located between								
	Inside City	City	County	Zoning						

Remarks Turn-key Commercial Real Estate with a Full-Service Bar & Restaurant is Selling Via Online Auction, Thurs. August 20th at 6 pm. This is Tract 1 & features a fully operational 3,596± sq. ft. bar & restaurant, operating since 2023. The property includes a valuable 3-Way Liquor License, Commercial Kitchen & all restaurant equipment, walk-in cooler, & new AC units. Customers can enjoy indoor & outdoor seating on a spacious 16' x 60' open-frame porch, two pool tables, and outdoor games. Whether you're looking to continue the current operation or put your own vision into motion, this fully functioning restaurant offers a rare turnkey opportunity with valuable license, equipment, and customer amenities already in place. Be its' next owner, Bid on this tract individually or in combination with the

Agent Remarks Online Auction: Thurs. August 20 - 6 pm Open House: Monday August 10, 7-7:30 pm A 3% 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

Se	L	Townshi	Washington	Lot	0.3700 / 16,117 / 122x132	Sr
Year	1900	Ag	126	Ne	No	
Const	Wood	Total #	1	Exterio	Wood	Foundatio None
Bldg #1 Total Above Gd		3,596	Total Below Gd	0	Stories 2.0	Total 3
Bldg #2 Total Above Gd			Total Below Gd		Story 2	Finished Office 0
Bldg #3 Total Above Gd			Total Below Gd		Story	Finished Office
Location		Fire	City, Hydrant, Volunteer		Story	Finished Office
Bldg Height		Roof Material	Asphalt, Shingle	Int Height	12 ft.	
Interior	Drywall, Wood	Ceiling Height	12 ft.	Column	N/A	
Flooring	Mixed	Parking	Lot, Off-Street, Paved	Water	City	
Road	City	Equipment	Yes	Well Type		
Currently Lsd	No	Enterprise	No	Sewer	City	
				Fuel /	Forced Air	
				Heating		
				Cooling	Central Air	
				Burglar	No	
				Channel		
				Water Frtg		
				Lake Type		

SALE INCLUDES Building, Business
SPECIAL FEATURES Fenced, Alley

Water	Water	Water	Lake Type
Water Features	None		
Auctio	Yes	Auctioneer Name	Chad Metzger
Occupancy		Owner	
Financin	Existing	Proposed	
Annual	\$4,578.	Exemptio	
Is Owner/Seller a Real Estate Licensee	No	Year Taxes	202
List	Metzger Property Services, LLC - Off: 260-982-0238	Possessio	At closing
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050
Co-List		Agent	chad@metzgerauction.com
Showing Instr	Showingtime or Open House	Co-List Agent	
List Date	7/21/202	Exp	12/31/20
IDX	Y	Publish to	Yes
Contract Type	Exclusive Right to Sell	Show Addr to	Yes
Seller Concessions Offer	No	Allow	Y
Virtual		Special Listing	None
Pending		Seller Concession	
Total Concessions		Type of	
Sell		Closing	
Co-Sell		Selling	
Presented		How	
		CDO	0
		Sold/Concession	
		Sell	
		Co-Selling	
		Sell	

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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