Property COMMERCIAL **Stat** Active **CDO** 0 **DOM** 0 **Auctio** Yes

MLS 202641632 2 W Market Street Wabash I 46992 **Stat** Active **L** $0



Are Wabash County **Parcel** 85-14-11-304-158.000-009 **Ty** Mixed Use
Cross **Ag** 1
REO N **Short Sale** No
Legal OP SE 77X41 LOT 77
Directio Corner of Wabash St. and Market St.

Inside City **City** **County** **Zoning** Wabash City Historical District

Remarks Discover the possibilities offered by this substantial four-level commercial building Selling via Online Auction: Tues. Nov. 3rd at 6:30 pm. Positioned at the highly visible corner of Wabash Street and W. Market Street in downtown Wabash, the property enjoys a prominent downtown presence & a location that puts it in the heart of Wabash's historic commercial district. With more than 11,000 square feet, a flexible floor plan, and distinctive historic details, the property offers an exciting opportunity for an entrepreneur, investor, or developer ready to bring a new vision to the space. The expansive main level provides generous finished commercial and entertainment areas with distinctive features that add character throughout, including an approximately 18' x 47' front room with large display windows,

Agent Remarks Guaranteed to Sell after the Minimum Opening Bid of $170,000! Online Auction: Tuesday, November 3, 2026 at 6:30 pm Open House: Wednesday, October 28, 2026 from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients in 24

Se L **Townshi** Noble **Lot** 0.0700 / 3,354 / 41x77 **Sr** N
Year 1876 **Ag** 150 **Ne** No **Years** **Exteri** Brick **Foundatio** Partial
Const Brick & Mortar **Total #** 1 **Storie** 4.0 **Total** 3
Bldg #1 Total Above Gd 11,220 **Total Below Gd** 1,578 **Story** 4 **Finished Office** 5,426
Bldg #2 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Bldg #3 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Location **Fire** City **Fire** No

Bldg Height **Roof Material** Rubber **Int Height** 9
Interior Drywall, Other **Ceiling** 9 **Column** None
Flooring Ceramic Tile **Parking** Street **Water** City
Road City **Equipment** No **Well Type**
Currently Lsd No **Enterprise** No **Sewer** City
Fuel / Electric, Gas, Forced Air
Heating
SALE INCLUDES Building **Cooling** Central Air, Multiple
INTERNAL ROOMS Kitchen, Office **Burglar** No
SPECIAL FEATURES None **Channel**
Water Frtg

Water **Water** **Lake Type**
Water Features None
Auctio Yes **Auctioneer Name** Chad Metzger **Auctioneer License** AC31300015
Occupancy **Owner**
Financin **Existing** **Proposed** **Excluded** None
Annual $5,091 **Exemptio** No Exemptions **Year Taxes** 20 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** Closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List **Co-List Agent**
Showing Instr Showingtime or Open House
List 10/7/202 **Exp** 1/31/202 **Publish to** Ye **Show Addr to** Ye **Allow** Y **Show** Ye
IDX Y **Contract** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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