Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Four-Level Downtown Commercial Property Offering 11,000+ Sq. Ft., Historic Character, Flexible Spaces, and Exceptional Potential in the Heart of Wabash

Discover the possibilities offered by this substantial four-level commercial building.



Positioned at the highly visible corner of **Wabash Street and W. Market Street in downtown Wabash,** the property enjoys a prominent downtown presence and 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, stage, vinyl flooring, and newer mini-split system. An adjoining **50' x 18' area** features ceramic tile flooring, an expansive bar, and a unique sound-activated cloud ceiling. Additional main-floor spaces include a prep area, restrooms—including an ADA-compliant restroom—and a private office highlighted by a fireplace and original built-in cabinetry.

The upper levels provide an intriguing opportunity to expand, repurpose, or reimagine the property. The finished second-floor loft offers additional gathering or flexible-use space, along with a kitchen and restroom. The third floor offers multiple rooms suitable for office, storage, or future redevelopment, while the unfinished fourth floor provides a blank canvas for a buyer with a vision for additional usable space.

Whether envisioned as an entertainment destination, business headquarters, creative space, mixed-use concept, or something entirely new, the property is located within the **Historic Riverfront District** and offers a layout adaptable to a variety of potential future uses. Its combination of **size, prominent corner exposure, downtown location, and historic character** creates an opportunity to make an ambitious vision possible.

This is more than a commercial building—it is a substantial downtown property with character, presence, and the flexibility to become something entirely new. Opportunities of this size and prominence in the heart of downtown Wabash are not easily replicated, making this an exciting opportunity for the buyer ready to bring the next vision to life

Guaranteed to Sell after the Minimum Opening Bid of $170,000.

Book your Showing Today!

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

A Landmark Opportunity in Downtown Wabash

This property will be offered at Online Auction on Tuesday, Nov. 3, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The property is guaranteed to sell after the opening bid of $170,000.00! The auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 4 % buyer's premium will be added to the winning invoice. An earnest money deposit of $7,500.00 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 11, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $5,091.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tuesday, November 3, 2026 • Bidding begins closing out at 6:30pm

Open House: Wednesday, October 28 from 5:30-6pm

Guaranteed to Sell after the Minimum Opening Bid of $170,000.

www.BidMetzger.com

A Landmark Opportunity in the Heart of Downtown Wabash

2 W Market St., Wabash, IN 46992





Property Highlights:

- Prime Downtown Location with Corner Building
- 11,000+ SF Across 4 Levels
- Finished Main & Second Floors
- Kitchen, Stage, Office & Multiple Restrooms
- Additional Office/Storage Areas
- Unfinished Upper-Level Space
- Historical Architectural Character
- Located in the Historic Riverfront District







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
Interior Drywall, Other
Flooring Ceramic Tile
Road City
Currently Lsd No

Roof Material Rubber
Ceiling 9
Parking Street
Equipment No
Enterprise No

Int Height 9
Column None
Water City
Well Type
Sewer City
Fuel / Heating Electric, Gas, Forced Air
Cooling Central Air, Multiple
Burglar No
Channel
Water Frtg

SALE INCLUDES Building
INTERNAL ROOMS Kitchen, Office
SPECIAL FEATURES None

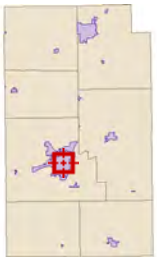
Water **Water** **Lake Type**
Water Features None
Auctio Yes **Auctioneer Name** Chad Metzger **Auctioneer License** AC31300015
Occupancy **Owner**
Financin **Existing** **Proposed** **Excluded** None
Annual $5,091 **Exemptio** No Exemptions **Year Taxes** 20 **Assessed**
Is Owner/Seller a Real Estate 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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Beacon™ Wabash County, IN



Overview



Legend

Parcels

Road Centerlines

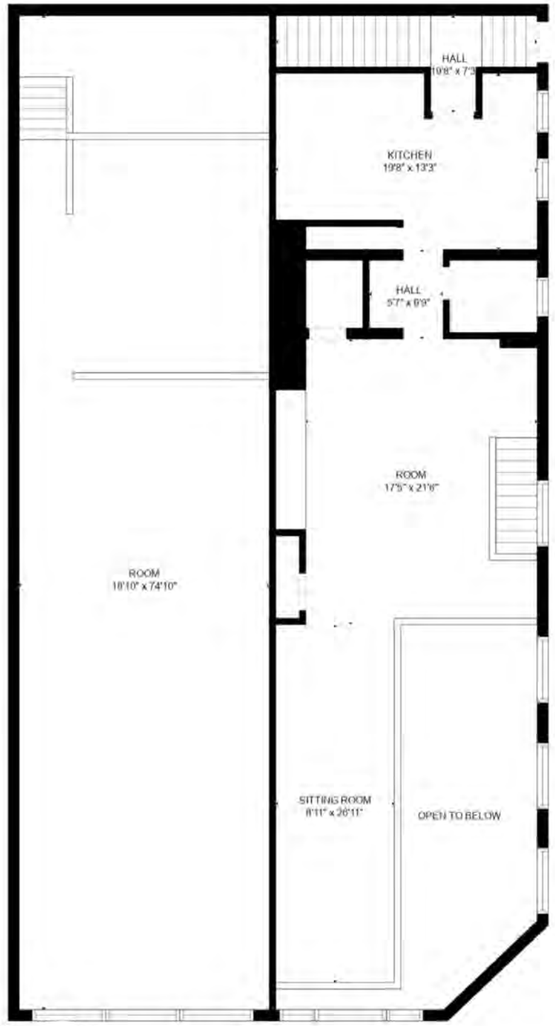
Parcel ID	85-14-11-304-158.000-009	**Alternate ID**	n/a	**Owner Address**	CHATHAM GARRETT
Sec/Twp/Rng	11-27-06	**Class**	Other retail structures		408 W MAIN ST
Property Address	2 W MARKET ST ST WABASH	**Acreage**	n/a		CARMEL, IN 46032
District	WABASH CORP				
Brief Tax Description	OP SE 77X41 LOT 77 (Note: Not to be used on legal documents)				

Date created: 9/2/2026
Last Data Uploaded: 9/2/2026 7:22:04 AM

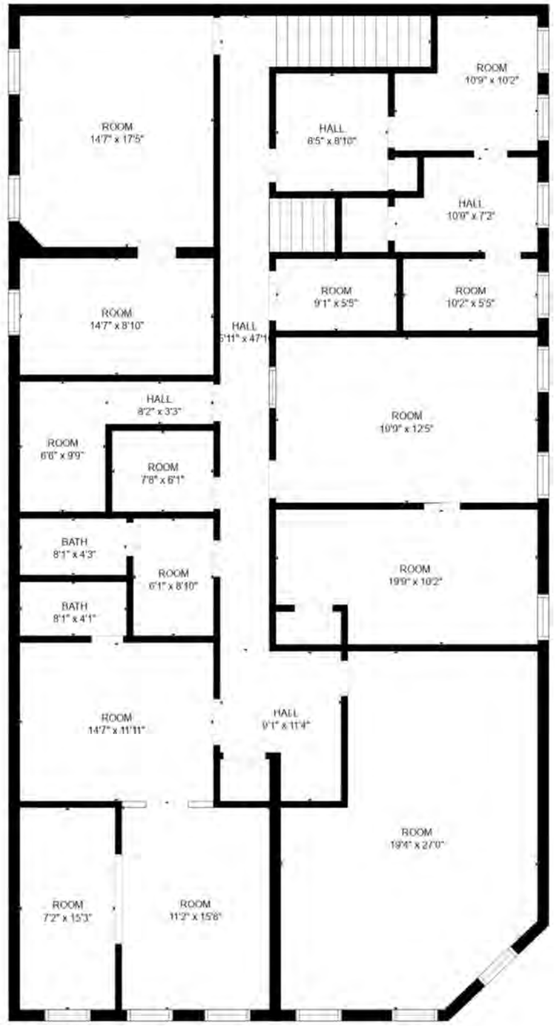
Developed by SCHNEIDER GEOSPATIAL



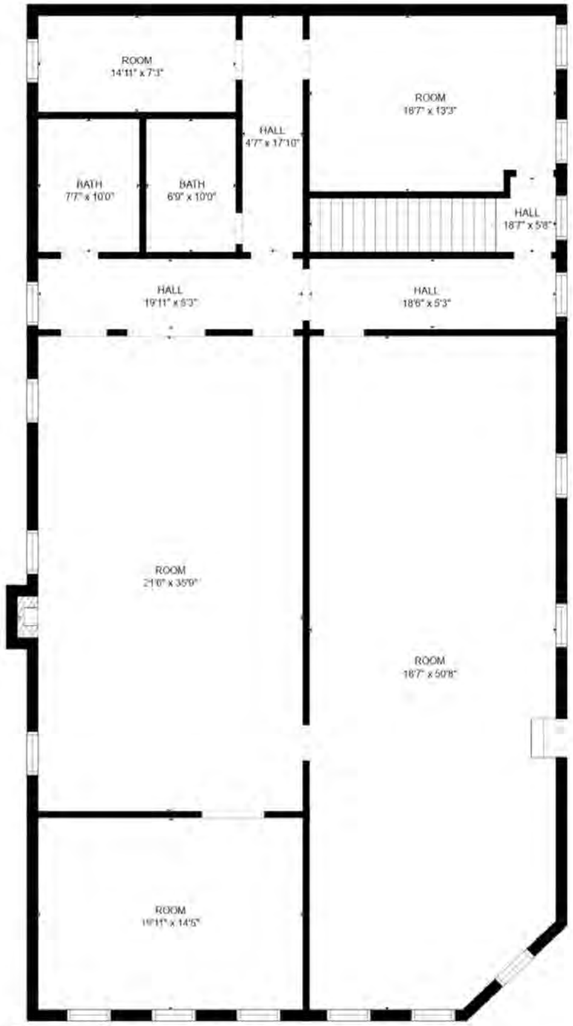
FLOOR 1 ~ 2,820 sq. ft.



FLOOR 2 ~ 2,606 sq. ft.



FLOOR 3 ~ 2,895 sq. ft.



FLOOR 4 ~ 2,899 sq. ft.

Approximate Total Area is 11,220 sq. ft.

sizes are approximate and may vary

General Information

Parcel Number
85-14-11-304-158.000-009

Local Parcel Number
0120380900

Tax ID:

Routing Number
3L.BK2

Property Class 429
Other Retail Structures

Year: 2026

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509141-009
GEN RETAIL OLD

Section/Plat
11

Location Address (1)
178 S WABASH ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
8509141-009 - Commercial

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☑

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026
Review Group 2026

Ownership

CHATHAM GARRETT
408 W MAIN ST
CARMEL, IN 46032

Legal

OP SE 77X41 LOT 77

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2023	CHATHAM GARRETT		LL	/	$250,000	V
03/09/2016	ARTHUR THOMAS D		WD	/	$65,000	V
05/01/2012	DELAUTER LEON &		CW	/	$32,000	I
03/08/2012	FIRST MERCHANTS		QC	/	$45,000	I
12/02/2003	NIKOLULIS DIMITRIO	CORP WAR	WD	/	$85,000	I
01/19/1996	WABASH MARKETPL	0	WD	/	$33,000	I

Commercial

Valuation Records

Assessment Year	2026	2025	2025	2024	2024
Reason For Change	AA	Inf	AA	EC/133	AA
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	01/01/2024
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☑	☐
Land	**$12,800**	**$12,800**	**$12,800**	**$12,800**	**$12,800**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$12,800	$12,800	$12,800	$12,800	$12,800
Improvement	**$174,000**	**$155,300**	**$205,900**	**$117,200**	**$135,900**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$174,000	$155,300	$205,900	$117,200	$135,900
Total	**$186,800**	**$168,100**	**$218,700**	**$130,000**	**$148,700**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$186,800	$168,100	$218,700	$130,000	$148,700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 132', CI 40' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		41	41x77	0.78	$400	$312	$12,792	0%	1.0000	0.00	0.00	100.00	$12,790

Data Source Estimated **Collector** 12/09/2025 BS **Appraiser** 12/09/2025 BS

Notes

1/21/2026 RP: Reassessment Packet 2026

12/15/2025 NC: 2026 PERMIT FOR INT REMO

2026 STILL IN PROGRESS. RE-CK 2027

4/22/2025 MEMO: IF 25 PAY 26 BUILDING NOT 4 STORIES, CORRECTED

CE DONE FOR 24 PAY 25

2/29/2024 CONV: 2024 ADDED 4TH STORY

6/13/2012 INFO:
TRENDING-20% MKT ADJ
CHANGED EFF AGE AND ADDED 5% OBSO 2007 PAY
2008 TRENDING

6/13/2012 MEM::
CHANGED GRADE AND OBSO FOR 2008 PAY 2009
TRENDING

1/1/1900 RE:
CHANGED GRADE AND ADDED OBSO TO BLDG FOR
REVAL

Land Computations

Calculated Acreage	0.07
Actual Frontage	41
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$12,800
Total Value	**$12,800**

General Information

Occupancy	C/I Building	**Pre. Use**	Utility / Storage
Description	C/I Building C 01	**Pre. Framing**	Wood Joist
Story Height	3	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type		1: 2(236')		U: 2(472')
Heating			3157 sqft	
A/C			3157 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	3	6
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	0	0
Total	0	0	3	6

Roofing

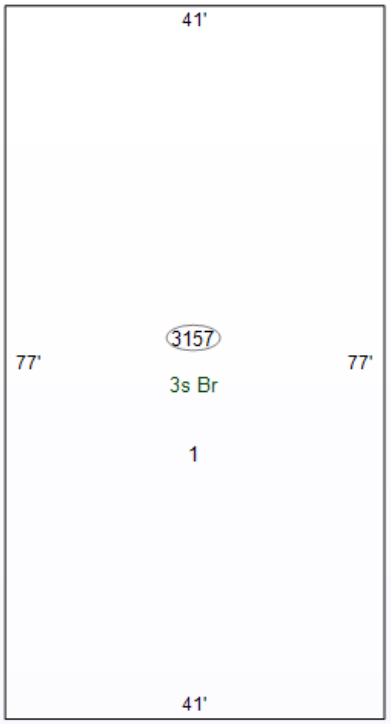
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value



Special Features

Description	Value
Mezz 1250sqft	$100,200
Mezz 1250sqft	$59,313

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$778,990**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$951,582**
Plumbing	$13,080	Quality (Grade)	1.10
Other Plumbing	$0	Location Multiplier	0.91
Special Features	$159,513	**Repl. Cost New**	**$952,534**
Exterior Features	$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	GENRET	UTLSTOR	UTLSTOR
Use Area	1579 sqft	1578 sqft	3157 sqft	3157 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	50.0%	50.0%	100.0%	100.0%
Eff Perimeter	236'	236'	236'	236'
PAR	7	7	7	7
# of Units / AC	0	0	0	0
Avg Unit sz|dpth	-1	-1	0	-1
Floor	1	1	2	3
Wall Height	14'	14'	14'	14'
Base Rate	**$150.16**	**$150.16**	**$68.10**	**$68.10**
Frame Adj	($17.13)	($17.13)	($14.85)	($14.85)
Wall Height Adj	$0.00	$0.00	$6.24	$6.24
Dock Floor	$0.00	$0.00	$0.00	$0.00
Roof Deck	$0.00	$0.00	$0.00	$0.00
Adj Base Rate	**$133.03**	**$133.03**	**$59.49**	**$59.49**
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	**$133.03**	**$133.03**	**$59.49**	**$59.49**
Interior Finish	$0.00	$0.00	$0.00	$0.00
Partitions	$0.00	$0.00	$0.00	$0.00
Heating	$0.00	$0.00	($2.63)	($2.63)
A/C	$0.00	$0.00	$0.00	$0.00
Sprinkler	$0.00	$0.00	$0.00	$0.00
Lighting	$0.00	$0.00	$0.00	$0.00
Unit Finish/SR	$0.00	$0.00	$0.00	$0.00
GCK Adj.	$0.00	$0.00	$0.00	$0.00
S.F. Price	**$133.03**	**$133.03**	**$56.86**	**$56.86**
Sub-Total				
Unit Cost	$0.00	$0.00	$0.00	$0.00
Elevated Floor	$0.00	$0.00	$0.00	$0.00
Total (Use)	**$210,054**	**$209,921**	**$179,507**	**$179,507**

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	3	Brick	C+2	1876	1999	27	G		0.91		9,471 sqft	$952,534	71%	$276,230	30%	100%	1.000	0.900	0.00	0.00	100.00	$174,000

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

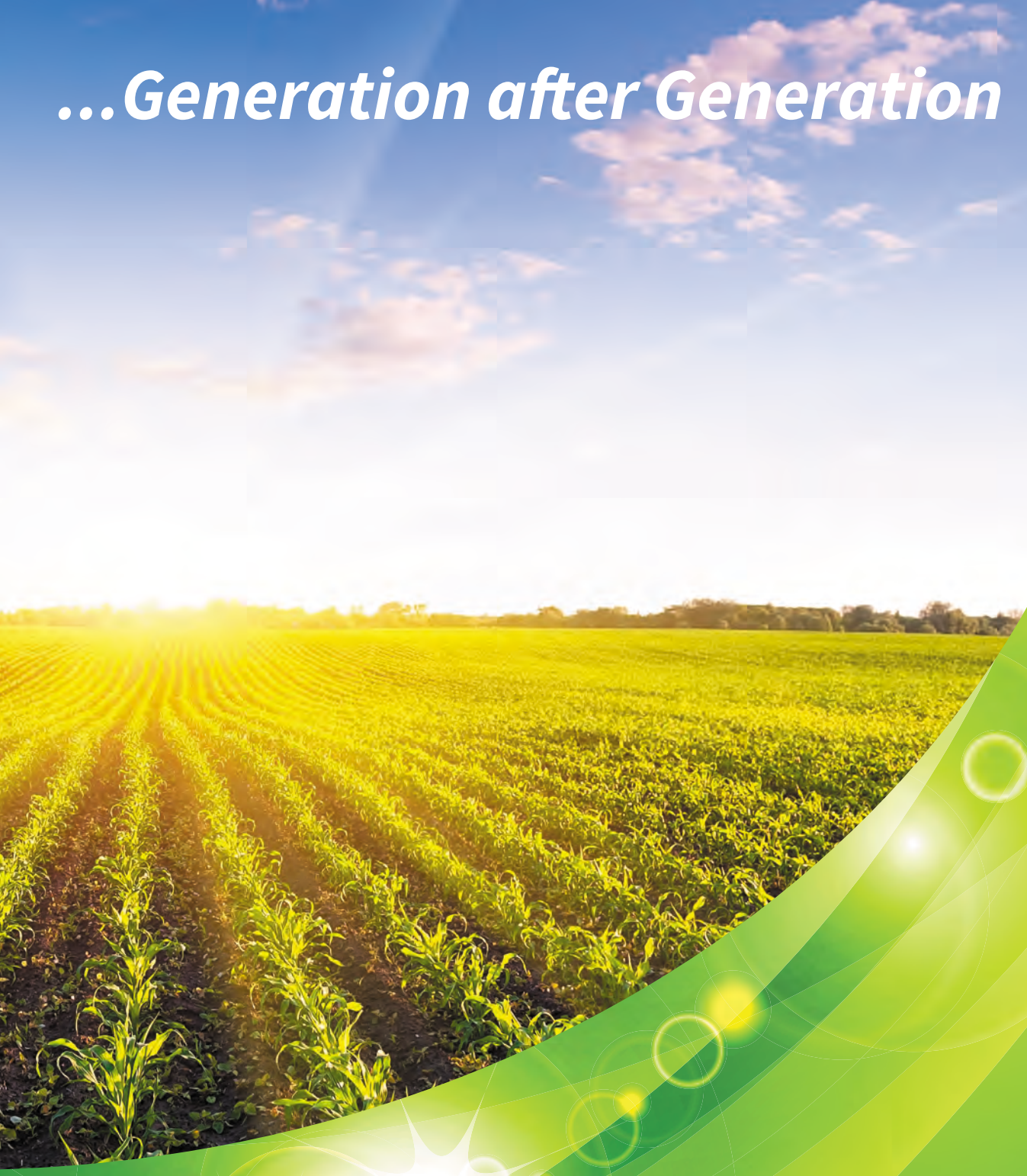
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

...Generation after Generation



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