

Property	COMMERCIAL	Stat	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202642513	217 Parkview Ave East Avenue	Elkhart	I	46514	Stat	Active	L	\$0



Are	Elkhart County	Parcel	20-02-17-453-016.000-027	Ty	Industrial
Cross				Ag	2
REO	N	Short Sale	No		
Legal	440.04X200-1132FT W & 465.04FT N SE COR SEC 17 2.02A				
Directio	State Road 19 South to Parkview Avenue and head East, property is on South side of the road				

Inside City	City	County	Zoning
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Remarks Bring your business vision to life with this versatile commercial property offering 2± acres, a main commercial building, and a smaller secondary building with potential for a variety of uses Selling via Online Auction on Wed. Nov. 4th at 6:30 pm. Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own. The main building features a durable metal exterior and a functional layout that includes concrete floors, heat, air conditioning, one restroom, remodeled office space, storage, and warehouse space. The combination of office and work areas offers flexibility for a range of business or service operations, with room to accommodate day-to-day activities, equipment

Agent Remarks Online Auction: Wednesday, November 4 at 6:30 pm Open House: Wednesday, October 28 from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at any & all showings they

Se	L	Townshi	Osolo	Lot	2.0200 / 87,991 / 193x432	Sr	N
Year	2002	Ag	24	Ne	No	Years	
Const	Pole Barn		Total #	2	Exteri	Metal	Foundatio
Bldg #1 Total Above Gd	6,560		Total Below Gd	0	Storie	2.0	Total
Bldg #2 Total Above Gd	1,728		Total Below Gd	0	Story	1	Finished Office
Bldg #3 Total Above Gd			Total Below Gd		Story	1	Finished Office
Location			Fire	City	Story		Finished Office
Bldg Height			Roof Material	Metal			Slab
Interior	Drywall, Metal		Ceiling	16 ft			
Flooring	Concrete		Parking	Gravel, Lot			
Road	City		Equipment	No			
Currently Lsd No			Enterprise	No			

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Storage, Warehouse

SPECIAL FEATURES 220 Volts, Office Space

PROPERTY USE Vacant-Best for Owner/Usr

Water	Water		Lake Type	
Water Features	None			
Auctio	Yes	Auctioneer Name	Chad Metzger and Tim Pitts	Auctioneer License
Occupancy			Owner	AC31300015
Financin	Existing	None	Proposed	Excluded
Annual	\$3,953	Exemptio	Year Taxes	20
Is Owner/Seller a Real Estate Licensee	Yes		Possessio	At 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	Metzger Property Services, LLC		Co-List Agent	Tiffany Reimer - Cell: 260-571-7910
Showing Instr	Showingtime or Open House			
List	10/13/20	Exp	1/31/202	Publish to
IDX	Y	Contract	Exclusive Right to Sell	Ye
Seller Concessions Offer	No		Seller Concession	Ye
Virtual			Type of	
Offer Accepted Date			Closing Date	
Total Concessions			Sold/Concession	
Sell			Sell	
Co-Sell			Co-Selling	
Presented	Tiffany Reimer - Cell: 260-571-7910			

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