

Listings 10/26/2026

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Property	COMMERCIAL		Statu: Active	CDOM 0	DOM 0	Auction Yes
MLS	202644264	601 N Race Street	Monon	IN 47959	Statu: Active	LP \$0
			Are: White County	Parcel ID 91-84-21-000-083.300-014	Type: Mixed Use	
			Cross Street	Age 78		
			REO N	Short Sale No		
			Legal	3 Parcels: HINKLES ADD LOT 37 & HINKLES ADD LOT 35 & HINKLES ADD LOT 33		
			Direction:	Head North on Hwy 421, turn Left on W Brook St., turn Right on N Race St., 1st Parcel is corner of		
			Inside City	City	County	Zoning

Remarks ABSOLUTE ONLINE REAL ESTATE AUCTION, Thurs. Nov. 19th at 6 pm! This property will sell regardless of price!! A unique opportunity to reimagine, repurpose, & invest in three tracts, each offering its own features and potential all located side-by-side! Tract 1 is a spacious building offering an expansive main room with stage, 2 bathrooms, & additional basement space with a large open area & separate room. Explore the possibilities for a gathering venue, meeting space, creative studio, community facility, or other adaptive-reuse concept. Tract 2 is a versatile multi-room building featuring two large rooms, two additional smaller rooms, a kitchen, two bathrooms, and an attached 2-car garage. A flexible opportunity for potential residential, office, business, or investment use. Tract 3 is a residential-style

Agent Remarks Online Absolute Auction: Thursday, November 19th at 6 pm Open House: Monday, November 9th from 5:30-6 pm Taxes are exempt due to property owned by a church. Lot Dimensions are for the entirety. Full terms available in DOCS. RE BROKERS:

Sec	Lo 37	Township	Monon	Lot	0.5100 / 22,216 / 183x122	Src	N
Year	1948	Age	78	New	No	Years	
Const	Site Built			Total #	3	Exterior	Brick, Vinyl
Bldg #1 Total Above Gd	4,500			Total Below Gd	2,472	Stories	1.0
Bldg #2 Total Above Gd				Total Below Gd		Story	1
Bldg #3 Total Above Gd				Total Below Gd		Story	
Location				Fire	Township, Volunteer	Fire	No
Bldg Height				Roof Material	Asphalt, Shingle	Int Height	12
Interior	Block, Drywall			Ceiling Height	10	Column	None
Flooring	Carpet, Concrete, Laminate,			Parking	Garage, Street	Water	City
Road	City			Equipment	No	Well Type	
Currently Lsd	No			Enterprise	No	Sewer	City
SALE INCLUDES	Building, Land					Fuel /	Forced Air
INTERNAL ROOMS	Kitchen, Office, Storage					Heating	
SPECIAL FEATURES	Basement, Office Space					Cooling	Central Air
PROPERTY USE	Investment Property, Vacant-Best for Owner/Usr					Burglar	No
						Channel	
						Water Frtg	
Water				Water		Lake Type	

SALE INCLUDES Building, Land

INTERNAL ROOMS Kitchen, Office, Storage

SPECIAL FEATURES Basement, Office Space

PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water		Water		Lake Type	
Water Features					
Auction Yes		Auctioneer Name		Auctioneer License #	
		Chad Metzger		AC31300015	
Occupancy		Owner			
Financing		Existing		Proposed	
				Excluded	
				None	
Annual		\$0.00		Exemption	
		Tax Exempt		Year Taxes Payable	
				2026	
Is Owner/Seller a Real Estate Licensee		No		Possessor	
				At closing	
List		Metzger Property Services, LLC - Off: 260-982-0238		List Agent	
				Chad Metzger - Cell: 260-982-9050	
Agent ID		RB14045939		Agent E-mail	
				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 Date		10/26/202		Exp Date	
		11/19/202		Publish to	
				Yes	
IDX		Y		Show Addr to	
				Yes	
Contract Type		Exclusive Right to Sell		Allow AVM	
				Yes	
Seller Concessions Offer		No		Special Listing	
				None	
Virtual		Seller Concession			
Offer Accepted Date		Closing Date		Type of	
				How Sold	
Total Concessions		Sold/Concession		CDOM 0	
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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