Property COMMERCIAL **Status** Active **CDOM** 28 **DOM** 28 **Auction** No

MLS 202641632 2 W Market Street Wabash IN 46992 **Status** Active **LP** $179,900



Area Wabash County **Parcel ID** 85-14-11-304-158.000-009 **Type** Mixed Use
Cross Street **Age** 15
REO N **Short Sale** No
Legal OP SE 77X41 LOT 77
Direction 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. 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, stage, vinyl flooring, and newer mini-split system.

Agent Remarks

Sec **Lo** **Township** Noble **Lot** 0.0700 / 3,354 / 41x77 **Src** N
Year 1876 **Age** 150 **New** No **Years** **Exterior** Brick **Foundation** Partial
Const Brick & Mortar **Total #** 1 **Stories** 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 Height 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
Auction No **Auctioneer Name** **Auctioneer License #**
Occupancy **Owner**
Financing **Existing** **Proposed** **Excluded** None
Annual $5,091.(**Exemption** No Exemptions **Year Taxes Payable** 202(**Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** 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
List Date 10/7/2026 **Exp Date** 1/31/2027 **Publish to** Yes **Show Addr to** Yes **Allow AVM** Ye **Show** Yes
IDX Y **Contract Type** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual Unbranded Virtual Tour **Type of**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 28
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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