

Property	COMMERCIAL	Statu	Active	CDO	142	DOM	142	Auctio	No
MLS	202600460	608 N Jefferson Street	Silver Lake	IN	46982	Stat	Active	L	\$65,000
Are	Kosciusko County		Parcel ID	43-18-05-300-032.000-014			Typ	Retail	
Cross Street				Ag	5				
REO	N		Short Sale	No					
Legal	18-31-96 LOT 7 LESS N 16.5' & 1/2 VAC ALLEY BETWEEN LOTS 6 & 7 RAGERS 2ND								
Direction	Off of State Road 15 just north of State Road 14.								
Inside City	City	C1	County	C1	Zoning	Commercial			



Remarks NEW PRICE, Motivated Seller! Renovated, Commercial Retail Building on State Road 15! This fresh, updated store is loaded with Rustic Charm & is Move In Ready! Retail/Showroom space greets you and the quaint kitchen area and utility room adds functionality. Metal Roof makes for easy maintenance as well. Located along State Road 15, this property has an average daily traffic count from highway of 5,733 vehicles. Great location, just minutes from Warsaw!

Agent Remarks NEW PRICE, MOTIVATED SELLER!!

Se	L	Townshi	Lake	Lot	0.1700 / 7,524 / 57X132			Sr		
Year	1974	Ag	52	Ne	No	Years	Exterio	Block, Brick, Foundatio	Slab	
Const	One Story		Total #	1		Stories	1.0	Total	1	
Bldg #1 Total Above Gd			720	Total Below Gd	0		Story	1	Finished Office	720
Bldg #2 Total Above Gd				Total Below Gd			Story		Finished Office	
Bldg #3 Total Above Gd				Total Below Gd			Story		Finished Office	
Location			Fire	Public		Fire	No			
Bldg Height			Roof Material	Metal		Int Height	9'			
Interior	Metal, Wood, Other		Ceiling Height	8'		Column	unknown			
Flooring	Mixed, Wood, Vinyl		Parking	Lot, Paved		Water	Public			
Road	State		Equipment	No		Well Type				
Currently Lsd	No		Enterprise	No		Sewer	Public			
						Fuel /	Forced Air			
						Heating				
						Cooling	Central Air			
						Burglar	No			
						Channel				
						Water Frtg				

SALE INCLUDES Building, Land
INTERNAL ROOMS Kitchen, Showroom, Storage
SPECIAL FEATURES Display Room
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water			Water			Lake Type						
Water Features			Water			Lake Type						
Auctio	No	Auctioneer Name			Auctioneer License #							
Occupancy	Owner Occupied		Owner			Excluded	None					
Financin	Existing			Proposed			Assessed Value					
Annual	\$894.1	Exemption			Year Taxes Payable	202	Assessed Value					
Is Owner/Seller a Real Estate Licensee	No		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			Co-List Agent									
Showing Instr	Showingtime or Open House											
List Date	1/6/2026	Exp Date	7/9/2026	Publish to	Yes	Show Addr to	Yes	Allow AVM	Y	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									
Pending			Closing			Selling			How		CDO	142
Total Concessions			Sold/Concession									
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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