

<b>Property</b>	COMMERCIAL	<b>Statu</b>	Active	<b>CDO</b>	33	<b>DOM</b>	33	<b>Auctio</b>	No
<b>MLS</b>	202619463	3774 N Barbee Road	Warsaw	IN	46582	<b>Stat</b>	Active	<b>L</b>	\$279,000
<b>Are</b>	Kosciusko County		<b>Parcel ID</b>	43-08-28-100-295.000-023			<b>Typ</b>	Other/Unknown	
<b>Cross Street</b>									
<b>REO</b>	N	<b>Short Sale</b>	No						
<b>Legal</b>	PT E 1/2 NE 28-33-7 .10A & LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W OF LOT 2								
<b>Direction</b>	Old Road 30 to 650 E, head North. At the "T" go Right, cross over the channel, property is at the								
<b>Inside City</b>	<b>City</b>	<b>County</b>	C1	<b>Zoning</b>	Commercial Convenience				



**Remarks** Rare, Commercial Investment opportunity in the heart of the Barbee Chain of Lakes! This well-maintained & updated property has long served the lake community as a convenient stop for snacks, ice, boating essentials, ice cream and everyday necessities! Two buildings, featuring a modernized retail/storefront space with attractive lake-inspired décor & additional pole barn ideal for storage, inventory, equipment, or workshop use. Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. The layout & location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures. A unique opportunity to own commercial property in one of the area's most popular lake destinations!

**Agent Remarks**

<b>Se</b>	L	<b>Townshi</b>	Tippecanoe	<b>Lot</b>	0.2540 / 11,064 / 34x84, 66x63	<b>Sr</b>			
<b>Year</b>	1984	<b>Ag</b>	42	<b>Ne</b>	No	<b>Years</b>			
<b>Const</b>	Pole		<b>Total #</b>	2		<b>Exterio</b>	Metal	<b>Foundatio</b>	Slab
<b>Bldg #1 Total Above Gd</b>	1,920		<b>Total Below Gd</b>	0		<b>Stories</b>	1.0	<b>Total</b>	1
<b>Bldg #2 Total Above Gd</b>	400		<b>Total Below Gd</b>			<b>Story</b>	1	<b>Finished Office</b>	0
<b>Bldg #3 Total Above Gd</b>			<b>Total Below Gd</b>			<b>Story</b>		<b>Finished Office</b>	
<b>Location</b>	<b>Fire</b>	<b>Township</b>		<b>Fire</b>	No	<b>Well Type</b>		<b>Sewer</b>	Public
<b>Bldg Height</b>			<b>Roof Material</b>	Metal		<b>Int Height</b>	10 ft		
<b>Interior</b>	Wood		<b>Ceiling Height</b>	10 ft		<b>Column</b>	NA		
<b>Flooring</b>	Laminate		<b>Parking</b>	Gravel		<b>Water</b>	Well		
<b>Road</b>	County		<b>Equipment</b>	No		<b>Well Type</b>			
<b>Currently Lsd</b>	No		<b>Enterprise</b>	No		<b>Fuel /</b>	Forced Air		
<b>SALE INCLUDES</b>	Building, Land								
<b>INTERNAL ROOMS</b>	Showroom, Storage, Warehouse, Workroom								
<b>SPECIAL FEATURES</b>	220 Volts, Overhead Door 1, Display Room, Display Window(s)								
<b>PROPERTY USE</b>	Investment Property								
<b>Water</b>			<b>Water</b>	Big Barbee Lake		<b>Lake Type</b>			

<b>Water Features</b>											
<b>Auctio</b>	No	<b>Auctioneer Name</b>				<b>Auctioneer License #</b>					
<b>Occupancy</b>			<b>Owner</b>			<b>Excluded</b>	None				
<b>Financin</b>	Existing	<b>Proposed</b>			<b>Year Taxes Payable</b>	202	<b>Assessed Value</b>				
<b>Annual</b>	\$1,739.	<b>Exemption</b>			<b>Possessio</b>	At closing					
<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050							
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238										
<b>Agent ID</b>	RB14045939	<b>Agent</b>	chad@metzgerauction.com								
<b>Co-List</b>			<b>Co-List Agent</b>								
<b>Showing Instr</b>	Showingtime or Open house										
<b>List Date</b>	5/21/202	<b>Exp Date</b>	11/30/20	<b>Publish to</b>	Yes	<b>Show Addr to</b>	Yes	<b>Allow AVM</b>	Y	<b>Show</b>	Yes
<b>IDX</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell			<b>Special Listing</b>	None				
<b>Seller Concessions Offer</b>	No		<b>Seller Concession</b>								
<b>Virtual</b>	Unbranded Virtual Tour		<b>Type of</b>								
<b>Pending</b>			<b>Closing</b>	<b>Selling</b>			<b>How</b>				
<b>Total Concessions</b>			<b>Sold/Concession</b>								
<b>Sell</b>			<b>Sell</b>								
<b>Co-Sell</b>			<b>Co-Selling</b>								
<b>Presented</b>	Tiffany Reimer - Cell: 260-571-7910		/	Metzger Property Services, LLC - Off: 260-982-0238							

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