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| Property Type COMMERCIAL | Status Active | CDOM 139 | DOM 21 | Auction Yes |
| MLS # 202037559 | 915 E 9th Street | Rochester | IN 46975 | Status Active |
| Area Fulton County | | Parcel ID 25-07-09-171-004.000-009 | | Type Retail |
| Cross Street | | Age 67 | | |
| REO N | Short Sale No | | | |
| Legal Description East 18.485' Lot 2 Manitou Heights. West 5.465' Lot 3 Manitou Heights Pt Lot 2 Sec A Manitou Heights | | | | |
| Directions From Hwy 25, head West on 9th Street. Property will be on the South side of Road. | | | | |
| Inside City Limits | City Zoning C1 | County Zoning | Zoning Description | |



Remarks Commercial Building with High Visibility is selling via Online Only Auction on Monday, October 12, 2020 at 5:30 PM! This building features an Open Show Room with High Visibility Location! Big Display Windows, Vinyl Floors and Large Open Spaces for your business! Currently Setup as a Salon & could be a turn-key business opportunity! OPEN HOUSE: OCTOBER 6, 5:30-6PM

Agent Remarks Online ONLY Auction: October 12, 2020 at 5:30 PM. OPEN HOUSE: Oct. 6, 5:30-6pm TERMS: \$1,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

| Sec | Lot 2 | Township | Rochester | Zoning | Lot Ac/SF/Dim | 0.1481 / 6,451 / 20 x 150 | Src |
|---|-----------------------------------|---------------|-------------------------------|----------------------------|-----------------------------------|---------------------------|-----|
| Year Built | 1953 | Age 67 | New No | Years Established | Exterior Block, Brick | Foundation Slab | |
| Const Type | Concrete Block | | Total # Bldgs 1 | Stories 1.0 | Total Restrooms 1 | | |
| Bldg #1 Total Above Gd SqFt | 1,560 | | Total Below Gd SqFt 0 | Story 1 | Finished Office SqFt 1,560 | | |
| Bldg #2 Total Above Gd SqFt | | | Total Below Gd SqFt | Story | Finished Office SqFt | | |
| Bldg #3 Total Above Gd SqFt | | | Total Below Gd SqFt | Story | Finished Office SqFt | | |
| Location | Fire Protection Hydrant | | Fire Doors Yes | | | | |
| Bldg Height | Roof Material Flat, Rubber | | Int Height 10 | | | | |
| Interior Walls Drywall | Ceiling Height 10 | | Column Spcg N/A | | | | |
| Flooring Vinyl | Parking Lot, Off-Street | | Water City | | | | |
| Road Access City | Equipment No | | Sewer City | | | | |
| Currently Lsd No | Enterprise Zone No | | Fuel / Gas, Forced Air | | | | |
| SALE INCLUDES Building | | | | Heating | | | |
| INTERNAL ROOMS Office, Showroom, Workroom | | | | Cooling Central Air | | | |
| SPECIAL FEATURES Display Window(s), Office Space, Reception Area | | | | Burglar Alarm No | | | |
| PROPERTY USE Investment Property, Vacant-Best for Owner/Usr | | | | Channel Frtg | | | |
| | | | | Water Frtg | | | |

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|--|---|--|
| Water Access | Water Name | Lake Type |
| Water Features | | |
| Auction Yes | Auctioneer Name Chad Metzger | Auctioneer License # AC31300015 |
| Occupancy Comm | Owner Name | |
| Financing: Existing | Proposed | Excluded Party None |
| Annual Taxes \$1,293.48 | Exemption | Assessed Value \$ |
| Is Owner/Seller a Real Estate Licensee No | Year Taxes Payable 2020 | |
| List Office Metzger Property Services, LLC - office: 260-982-0238 | Possession At Closing | |
| Agent ID RB14045939 | List Agent Chad Metzger - Cell: 260-982-9050 | |
| Agent E-mail chad@metzgerauction.com | Co-List Agent | |
| Showing Instr Showingtime or Open House | | |
| List Date 9/16/2020 | Exp Date 12/31/2020 | Publish to Internet Yes |
| Virtual Tour Y | Contract Type Exclusive Right to Sell | Show Addr to Public Yes |
| Virtual Tour Unbranded Virtual Tour | BBC 2.0% | Variable Rate No |
| Pending Date | Closing Date | Selling Price |
| Total Concessions Paid | Sold/Concession Remarks | How Sold |
| Sell Off | Sell Agent | Co-Selling Agent |
| | Co-Sell Off | |

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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