

**Property Type** COMMERCIAL      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes

**MLS #** 202037725      \*1300 Manchester Avenue      Wabash      IN 46992      **Status** Active      **LP** \$0



**Area** Wabash County      **Parcel ID** 85-10-36-300-005.000-008      **Type** Warehouse  
**Cross Street**  
**REO** N      **Short Sale** No      **Age** 68  
**Legal Description** Approximately 1.5+/- Acres part of: PT E1/2 SW1/4 36-28-6 9.912AC  
**Directions** From Hwy 24, Head South on SR 13/Manchester Avenue. Property is on West side of road.  
**Inside City Limits**      **City Zoning**      **County Zoning**      **Zoning Description**

**Remarks** 8 +/- Acres with Commercial Real Estate being offered in 2 Tracts going up for Auction on Thursday, October 15, 2020 at 6:30pm! This is Tract 1 which features a Highly Visible Commercial or Warehouse Facility! There are Multiple Offices as well as Warehouse Space with Large Overhead Doors and Dock Access! Tract 2 offers 7 +/- Acres for Future Expansion or a Great Location to Build as you desire! Lots of Development Potential in a Prime Location just south of US 24! Open House: Tuesday, October 6 at 5:30-6PM

**Agent Remarks** Auction 10.15.20 at 6:30pm. Open House 10.6.20 at 5:30-6pm TERMS: \$5000.00 down the day of auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide a Owners Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Sec	Lot	Township	Noble	Zoning	Lot Ac/SF/Dim	1.5000	/	65,340	/	181 x 297	Src	N
<b>Year Built</b>	1952	<b>Age</b>	68	<b>New</b>	No	<b>Years Established</b>		<b>Exterior</b>	Metal	<b>Foundation</b>	Slab	
<b>Const Type</b>	Metal	<b>Total # Bldgs</b>	1	<b>Stories</b>	1.0	<b>Total Restrooms</b>					1	
<b>Bldg #1 Total Above Gd SqFt</b>			10,364	<b>Total Below Gd SqFt</b>	0	<b>Story</b>	1	<b>Finished Office SqFt</b>			10,364	
<b>Bldg #2 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>		<b>Story</b>		<b>Finished Office SqFt</b>				
<b>Bldg #3 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>		<b>Story</b>		<b>Finished Office SqFt</b>				
<b>Location</b>				<b>Fire Protection</b>	City			<b>Fire Doors</b>	No			
<b>Bldg Height</b>				<b>Roof Material</b>	Metal			<b>Int Height</b>	16' Utility Storage/8' Office			
<b>Interior Walls</b>	Drywall, Unfinished, Wood			<b>Ceiling Height</b>	16' Utility Storage/8' Office			<b>Column Spcg</b>	N/A			
<b>Flooring</b>	Carpet, Concrete			<b>Parking</b>	Gravel, Lot, Paved			<b>Water</b>	City			
<b>Road Access</b>	City			<b>Equipment</b>	No			<b>Sewer</b>	City			
<b>Currently Lsd</b>	No			<b>Enterprise Zone</b>	No			<b>Fuel /</b>	Forced Air			
								<b>Heating</b>				
								<b>Cooling</b>	Central Air			
								<b>Burglar Alarm</b>	Yes			
								<b>Channel Frtg</b>				
								<b>Water Frtg</b>				

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Office, Warehouse, Workroom  
**SPECIAL FEATURES** Loading Dock 1, Overhead Door 2, Office Space

Water Access	Water Name	Lake Type
<b>Water Features</b>		
<b>Auction</b> Yes <b>Auctioneer Name</b> Chad Metzger <b>Auctioneer License #</b> AC31300015		
<b>Occupancy Comm</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing <b>Proposed</b>		<b>Excluded Party</b> None
<b>Annual Taxes</b> \$10,686.0 <b>Exemption</b>	<b>Year Taxes Payable</b> 2020	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> At Closing	
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b> RB14045939 <b>Agent E-mail</b> chad@metzgerauction.com		
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showing time or Open House		
<b>List Date</b> 9/17/2020 <b>Exp Date</b> 12/31/2020 <b>Publish to Internet</b> Yes <b>Show Addr to Public</b> Yes <b>Allow AVM</b> Yes <b>Show Comments</b> Yes		
<b>IDX Include</b> Y <b>Contract Type</b> Exclusive Right to Sell <b>BBC</b> 1.0% <b>Variable Rate</b> No <b>Special Listing Cond.</b> None		
<b>Virtual Tour</b>		<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>
	Presented by: Tiffany Reimer	<b>Co-Selling Agent</b>
		Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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