

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

MLS # 201820754 806 W South Street North Manchester IN 46962 **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-07-06-204-004.000-002 **Type** Industrial
Cross Street
REO N **Short Sale** No
Legal Description HYMERS W 36' 68 & VAC ALLEY HYMERS LESS N 1' 69 HYMERS LESS N 1' 70 & SW 1/4 NW 1/4 W 36'
Directions From Main Street, head south on Wabash Rd. Building is at the corner of Wabash & South St.

Remarks ABSOLUTE AUCTION! Property will sell regardless of price! Great office building with room for multiple offices, conference room & breakroom. Great pole barn to the side for additional storage! Building is Zoned Industrial and was formerly as a Daycare Center, full list of zoning uses in docs. Open House: June 11, 5:30 -6pm. Auction: June 18, 6:30 pm at the property.

Agent Remarks Absolute Auction: June 18, 6:30 pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the auction. Registration form in docs.

Sec	Lot	Township	Chester	Zoning	Industrial District	Lot Ac/SF/Dim	0.3500 / 15,246 / 173 x 141	Src	N		
Year Built	1965	Age	53	New	No	Years Established		Exterior	Brick, Vinyl	Foundation	Slab
Const Type	stick built		Total # Bldgs	2		Stories	1.0	Total Restrooms	3		
Bldg #1 Total Above Gd SqFt	3,200		Total Below Gd SqFt	0		Story	1	Finished Office SqFt	3,200		
Bldg #2 Total Above Gd SqFt	900		Total Below Gd SqFt	0		Story	1	Finished Office SqFt			
Bldg #3 Total Above Gd SqFt			Total Below Gd SqFt			Story		Finished Office SqFt			
Location			Fire Protection	City		Fire Doors	No				
Bldg Height			Roof Material	Asphalt, Shingle		Int Height	8 ft				
Interior Walls	Drywall		Ceiling Height	8 ft		Column Spcg	none, truss				
Flooring	Carpet, Tile		Parking	Lot, Paved		Water	City				
Road Access	City		Equipment	No		Sewer	City				
Currently Lsd	No		Enterprise Zone	No		Fuel / Heating	Gas, Forced Air				
SALE INCLUDES	Building		Cooling	Central Air		Burglar Alarm	No				
INTERNAL ROOMS	Kitchen, Office, Showroom, Storage		Channel Frtg			Water Frtg					
SPECIAL FEATURES	Handicap Access, Office Space, Reception Area, Ventilating/Exhaust Fans										
PROPERTY USE	Investment Property, Vacant-Best for Owner/Usr										

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 \$0.00 Exemption No Exemptions Year Taxes Payable 2018 Assessed Value \$		
Is Owner/Seller a Real Estate Licensee No	Possession at closing	
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050	
Agent ID RB14045939 Agent E-mail chad@metzgerauction.com		
Co-List Office	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 5/17/2018 Exp Date 9/30/2018 Publish to Internet Yes Show Addr to Public Yes Allow AVM No Show Comments Yes		
IDX Include Y Contract Type Exclusive Right to Sell BBC 2.5% Variable Rate No Special Listing Cond. None		
Virtual Tour	Type of Sale	
Pending Date	Closing Date	Selling Price How Sold CDOM 1
Total Concessions Paid	Sold/Concession Remarks	
Sell Off	Sell Agent	Co-Sell Off Co-Selling Agent
	Presented by: Tiffany Reimer / Metzger Property Services, LLC	

Information is deemed reliable but not guaranteed.