



TYPE Other/Unknown
BSMT/FNDN Slab
APX TOTAL AG SQFT 3,339
APX YEAR BUILT 1973
SALE INCLUDES Building, Land
ASSESSED VALUE
ANNUAL TAXES \$249.68

AREA Huntington County
LOCATION City
SUBDIVISION None
TOWNSHIP Warren
PARCEL # 35-03-28-100-041.700-019

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE No
LEASE TERM REMAINING none

LEGAL DESCRIPTION

PUBLIC UTILITIES
OCCUPANCY Vacant
EXTERIOR Stone
ROOF Shingle
FLOORING Concrete
BASEMENT No

LOT DIMENSIONS 137 x 71
ACRES 0.6800
FLOOD ZONE No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
SEWER City
SPECIAL FEATURES Overhead Door 1, Office Space, Public Restrooms, Reception Area

PARKING SPC 20
RESTROOMS 2
CEILING HEIGHT 12'
INTERIOR WALLS Drywall
HEAT/FUEL Gas, Forced Air
COOLING Central Air
WATER UTILITY Public, Well
WATER HEATER Yes

FIRE PROTECTION City
PARKING Lot, Paved
INTERNAL ROOMS Office, Showroom, Storage, Workroom, Other
PROPERTY USE Vacant-Best for Owner/Usr
WATER FEATURES None

PROPOSED FINANCING Cash, Conventional
DOCUMENTS AVAILABLE Aerial Photo, Legal Description

	Building 1	Building 2	Building 3
Above Grd SqFt	3,339		
Below Grd SqFt	0		
Fin Office SqFt	3,339		
Story	1		

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tuesday, July 6th @ 3:00 pm. There will be one viewing date held on Sunday, June 27th from (1-2). *** This Commercial Building sits on a corner lot with 2 separate entrance options and a 8,220 sqft lighted parking lot w/approx. 20 spaces. From the parking lot there's a covered pull-thru with 10' garage door which opens into the 28 x 38 Storage Area (former bank teller drive-thru), or enter through the Glass Door Vestibule. The street side entry has beautiful double french doors which bring you into the 30 x 38 Open Area with Vaulted Ceiling and lots of windows. There's a private 23 X 13 Office, a 16 x 8 Vault Room, and 2 Restrooms. Upstairs is storage room above the vault w/access doors to the attic. New drywall & Paint throughout and the old floors have already been removed and ready for something fresh and new. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property From Huntington take Hwy 24 West, turn Right onto 900 W (Hwy 105). Property is on corner of 800 N & (Hwy 105).