



**TYPE** Retail  
**BSMT/FNDN** Full Basement  
**APX TOTAL AG SQFT** 3,817  
**APX YEAR BUILT** 1916  
**SALE INCLUDES** Building  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,602.00  
**BBC** 2%

**AREA** Huntington County  
**LOCATION**  
**SUBDIVISION** None  
**TOWNSHIP** Huntington  
**PARCEL #** 35-05-15-100-539.000-005

**GROSS MONTHLY RENT**  
**GROSS MONTHLY EXPENSES**

**CURRENTLY LEASED** No  
**LEASE AVAILABLE** No  
**LEASE TERM REMAINING** none

**LEGAL DESCRIPTION**

**PUBLIC UTILITIES**  
**OCCUPANCY** Vacant  
**EXTERIOR** Brick  
**ROOF** Flat, Rolled  
**FLOORING** Mixed, Vinyl Tile, Wood, Vinyl  
**BASEMENT** Yes

**LOT DIMENSIONS** 23 x 95  
**# ACRES** 0.0500  
**FLOOD ZONE** No  
**WATER FRONTAGE**  
**WATERFRONT** N  
**LAKE TYPE**  
**SEWER** City  
**SPECIAL FEATURES** Single Phase, Living Space

**# PARKING SPC**  
**# RESTROOMS** 1  
**CEILING HEIGHT** 12  
**INTERIOR WALLS** Drywall, Other  
**HEAT/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**WATER UTILITY** City  
**WATER HEATER** Yes

**FIRE PROTECTION** City, Hydrant  
**PARKING** Street  
**PROPERTY USE** Vacant-Best for Owner/Usr

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

	<b>Building 1</b>	<b>Building 2</b>	<b>Building 3</b>
Above Grd SqFt	3,817		
Below Grd SqFt	1,955		
Fin Office SqFt	120		
Story	1		

**Remarks** \*\*\*All offers must be submitted ONLINE. The highest offer amount will be available to public and will be reviewed Thursday, Sept. 15 @ 3:00 pm. There will be 2 Viewing dates on Thurs. Sept. 1 (5-6) & Sun. Sept. 4 (1-2) \*\*\* MINIMUM STARTING BID IS \$ \$75,000 <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval. SELLER IS HIGHLY MOTIVATED SINCE THEY SOLD THEIR BUSINESS AND RETIRED.>>> This Commercial Building in the heart of Downtown Huntington has a unique opportunity to bring your own retail business, office staff or whatever you desire in this 1,955sqft updated and move-in ready space. PLUS live on the premises above in the loft apartment and enjoy the downtown restaurants and nightlife after work. The main floor is tastefully finished with built-in cabinets, counters and wall units and Move-in-Ready, Including a public restroom, office, lobby, and work area. Upstairs needs a little imagination and tools to finish your own loft apartment area or use it as a rental income. UPDATES INCLUDE: 200 amp service, plumbing, electrical, windows, insulation, furnace and central AC. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*  
**Directions to Property** located in 2nd block of downtown Huntington, In.