



**TYPE** Mixed Use  
**BSMT/FNDN** Slab  
**APX TOTAL AG SQFT** 2,768  
**APX YEAR BUILT** 1940  
**SALE INCLUDES** Building  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$954.00  
**BBC** 2%

**AREA** Wabash County  
**LOCATION**  
**SUBDIVISION** None  
**TOWNSHIP** Lagro  
**PARCEL #** 85-11-07-101-002.000-003

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

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

**LEGAL DESCRIPTION**

**PUBLIC UTILITIES**  
**OCCUPANCY** Vacant  
**EXTERIOR** Block  
**ROOF** Other  
**FLOORING** Concrete  
**BASEMENT** No

**LOT DIMENSIONS** 66x132  
**# ACRES** 0.2000  
**FLOOD ZONE** No  
**WATER FRONTAGE**  
**WATERFRONT** N  
**LAKE TYPE**  
**SEWER** Septic  
**SPECIAL FEATURES** None

**# PARKING SPC** 8  
**# RESTROOMS** 1  
**CEILING HEIGHT** N/A  
**INTERIOR WALLS** Block  
**HEAT/FUEL** Gas  
**COOLING** Central Air, Wall AC  
**WATER UTILITY** Well  
**WATER HEATER** Yes

**FIRE PROTECTION** Other  
**PARKING** Off-Street, Paved

**DOCUMENTS AVAILABLE** None

|                 | <b>Building 1</b> | <b>Building 2</b> | <b>Building 3</b> |
|-----------------|-------------------|-------------------|-------------------|
| Above Grd SqFt  | 2,768             |                   |                   |
| Below Grd SqFt  | 0                 |                   |                   |
| Fin Office SqFt | 0                 |                   |                   |
| Story           | 1                 |                   |                   |

**Remarks** \*\*\*This was an Actively Established Business in the Community before the Receivership. There will be a LIVE Public Auction on Wed. October 12 @ 5:30 with 3 Viewing Dates on Sun. Sept. 25 (1-2), Thurs. Sept. 29 (5-6) and Sun. Oct. 2 (1-2). This Commercial Building could be used for any number of purposes or as it stands. Highly Visible on Indiana Route 13 on a Corner Lot with Road & Building Signs, 8+ Parking Spaces and an Annual Avg. Daily Traffic Count of 4,484. PROPERTY IS OFFERED AS FOLLOWS: PARCEL #1: One Story 2,768 sq. ft. Commercial Building with Main and side entrances, Garage Door, Office Area, Wood Detailed Checkout Counter with Stools, Restroom, and Storage Area, all setting on a 66 x 132 lot..... PARCEL #2: Complete Inventory of various automotive & truck parts, tools, supplies, and office equipment.....PARCEL #3: Combination of Parcels #1 & #2 <<< 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.>>>

**Directions to Property** 4.5 miles North of Wabash, IN on State Rd. 13