



TYPE Office
BSMT/FNDN Crawl, Partial Basement
APX TOTAL AG SQFT 3,884
APX YEAR BUILT 1919
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$2,097.00
BBC 2%

AREA Huntington County
LOCATION City
SUBDIVISION None
TOWNSHIP Huntington
PARCEL # 35-05-15-400-429.300-005

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE
LEASE TERM REMAINING none

LEGAL DESCRIPTION

PUBLIC UTILITIES

OCCUPANCY Vacant

EXTERIOR Brick, Metal

ROOF Flat

FLOORING Carpet

BASEMENT Yes

LOT DIMENSIONS 20X100

ACRES 0.0400

FLOOD ZONE No

WATER FRONTAGE

WATERFRONT N

LAKE TYPE

SEWER City

SPECIAL FEATURES Alley, Basement, Reception Area

PARKING SPC

RESTROOMS 1

CEILING HEIGHT 8

INTERIOR WALLS Drywall

HEAT/FUEL Gas, Forced Air

COOLING Central Air

WATER UTILITY City

WATER HEATER Yes

FIRE PROTECTION City

PARKING Private, Public, Street

INTERNAL ROOMS Office

PROPERTY USE Investment Property

WATER FEATURES None

PRESENT USE Office/Showroom, Professional

EXISTING FINANCING None

PROPOSED FINANCING Cash, Conventional

DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Utility Bill Information, Zoning

Table with 4 columns: Building 1, Building 2, Building 3, and an unlabeled column. Rows include Above Grd SqFt, Below Grd SqFt, Fin Office SqFt, and Story.

Remarks *** Seller of this property will be offering at LIVE public auction the real estate on Saturday, September 23 @ 9:30. There will be two open house dates to view the property, Sun. Sept, 10 (1-2pm) and Sun. Sept. 17 (1-2pm).*** This property has been the longtime home of Northrop Law Office. Located in downtown Huntington near the courthouse. The space currently has a reception area, 5 office spaces and 1 bathroom. Has the potential to continue as a professional space or to be converted to fit your needs. The upstairs is untapped potential and could be developed into 2 apartment rentals or utilized as additional space. There are 2 rented parking spaces available that accompany the building. All personal property remaining in the building will transfer to the buyer. <<< 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 Go south on Cherry St to State St then turn left and property is on the right