



**TYPE/STYLE** Site-Built Home / One Story

**ROOMS** 3

**BEDROOMS** 0

**FULL BATHS** 0

**HALF BATHS** 1

**APX YEAR BUILT** 1900

**APX ABOVE GRADE FIN SQFT** 1,216

**APX BELOW GRADE FIN SQFT** 0

**APX BELOW GRADE UNFIN SQFT** 454

**APX TOTAL FINISHED SQFT** 1,216

**SELLING PRICE**

**CLOSING DATE**

**BBC** 2%

**AREA** Huntington County

**SUBDIVISION** Fousts

**TOWNSHIP** Huntington

**ELEMENTARY** Lincoln

**MIDDLE** Crestview

**HIGH** Huntington North

**PARCEL #** 35-05-14-200-334.900-005

**ASSESSED VALUE**

**ANNUAL TAXES** \$378.00

**LEGAL DESCRIPTION**

**Property Features**

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQ.** Not Applicable

**OCCUPANCY** Vacant

**EXTERIOR** Vinyl

**ROOF** Asphalt

**FLOORING** Hardwood Floors, Carpet

**BASEMENT** Yes

**APX LOT DIMENSIONS** 33 x 120

**# ACRES** 0.0900

**FLOOD PLAIN** No

**WATER FRONTAGE**

**WATERFRONT** No

**LAKE TYPE**

**SEWER** City

**Garage/# of Cars**

**Garage Dim.** x

**Garage Type**

**# Full Baths Upper** 0

**# Half Baths Upper** 0

**# Full Baths Main** 0

**# Half Baths Main** 1

**# Full Baths BG** 0

**# Half Baths BG** 0

**Room Grid**

LEVEL		DIMENSIONS	LEVEL	DIMENSIONS
Living/Great Rm		x	1st Bdrm	x
Dining Rm		x	2nd Bdrm	x
Kitchen		x	3rd Bdrm	x
Family Rm		x	4th Bdrm	x
Office/Front Room	Main	32 x 18	5th Bdrm	x
Warehouse	Main	32 x 20	Den	x
		x	Loft	x
		x	Laundry	N/A

**HEATING/FUEL** None

**COOLING** None

**LOT DESCRIPTION** Level

**DOCUMENTS AVAILABLE** LBP Form

**FENCE** None

**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** Currently zoned residential, but in 1985 was approved for BZA variance for Warehouse and Office use. This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$5,000. The highest offer will be reviewed Tuesday, December 5 after 3:00 pm. There will be an Open House date held on Thursday, November 30 from 5:00 – 6:00 pm. \*\*\* This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. \*\*\* This 1,670 sq. ft. building on a basement has had a variance for warehouse and office use since 1986. With off-street parking this property could have many potential uses. Centrally located with street and alley access on 3 sides. Plus the building had a complete roof tear off and new roof installed in 2019. \*No warranty on appliances kept with the home as-is.\*

**Directions to Property** US-24 W to US-24 BUS W/Old U.S. 24 W in Huntington Township. Drive to First St in Huntington. Slight left onto US-24 BUS W/Old U.S. 24 W. Turn left onto First St. Continue straight to stay on First St. Destination will be on the left.