


<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>Auction</b> Yes		
<b>MLS #</b> 202416890	1401 W Winona Avenue	Marion IN 46952	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Grant County	<b>Parcel ID</b> 27-06-01-101-030.000-008	<b>Type</b> Retail	
	<b>Cross Street</b>	<b>Lot Sz Acr</b> 0.2300	<b>Lot Sz SqFt</b> 10,019	<b>Age</b> 34
	<b>Subdivision</b> None			
	<b>Legal Description</b> 15-10-2291 To 2293 Lots 59, 60,& 61 (Ex 2012 Sq Ft E Sd) Mre Cos Subdiv Lots 154-190 Mp			
	<b>Directions</b> Head South into Marion on Huntington Rd, which turns into N Baldwin Ave., one more street down from the Arby's on			
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** 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 Wednesday, June 5th after 3pm. The Open House date will be held on Monday, June 3rd from 5:00 – 6:00 pm. Location, Location, Location...The 3 most important things in real estate. The Daily traffic count by this property is over 21,900 vehicles per day. This property is at the corner of N. Baldwin Ave and Winona ave. with access to both streets. Invest in this Prime location with great potential. With no further action notice regarding tanks, seize the chance to transform this diamond in the rough into a thriving business venture. Don't miss out—unlock the possibilities today! \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.\*\*\*

<b>Sec</b>	<b>Lot</b>	<b>Township</b>	Franklin	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	0.230 / 10,019 / 66x23x83x23x66x115
<b>Year Built</b>	1990	<b>New</b>	No	<b>Years Established</b>	<b>Exterior</b>	Brick, Metal
					<b>Bsmt/Fndn</b>	Slab
<b>Const Type</b>	Gas Station			<b>Total # Bldgs</b>	1	<b>Stories</b> 1.0
						<b>Total Restrooms</b> 1
<b>Bldg #1 Total Above Gd SqFt</b>		410		<b>Total Below Gd SqFt</b>	0	<b>Story</b> 1
<b>Bldg #2 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>		<b>Finished Office SqFt</b> 410
<b>Bldg #3 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>		<b>Finished Office SqFt</b>
<b>Location</b>				<b>Fire Protection</b>	City	<b>Fire Doors</b> No
<b>Water Frtg</b>				<b>Roof Material</b>	Rubber	<b>Interior Height</b> 9'
<b>Bldg Height</b>				<b>Ceiling Height</b>	9'	<b>Column Spacing</b> n/a
<b>Interior Walls</b>	Block			<b>Parking</b>	Gravel, Paved, Private	<b>Water</b> City
<b>Flooring</b>	Other			<b>Equipment</b>	No	<b>Well Type</b>
<b>Road Access</b>	City			<b>Enterprise Zone</b>	No	<b>Sewer</b> City
				<b>Currently Leased</b>	No	<b>Heating/Fuel</b> Wall Heater
<b>Virtual Tour</b>						<b>Cooling</b> None
						<b>Burglar Alarm</b> No
<b>SALE INCLUDES</b>	Building					
<b>SPECIAL FEATURES</b>	None					
<b>ENVIRON. REPORTS AVAIL.</b>	Other Reports					

<b>Water Name</b>		<b>Lake Type</b>		<b>Water Access</b>	
<b>Water Features</b>					
<b>Financing: Proposed</b>		<b>Exemption</b>		<b>Year Taxes Payable</b>	2023
<b>Annual Taxes</b> \$1,746.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Day of Closing	
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-459-3911					
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>	<b>How Sold</b>
<b>Total Concessions Paid</b>		<b>Sold/Concession Remarks</b>			
<b>BBC</b>	2%				

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911  
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.