

MLS # 201742274 (Active

) List Price: \$50,000

45 Etna Avenue

Huntington

IN 46750



TYPE Mixed Use
BSMT/FNDN Finished, Full Basement, Outside
APX TOTAL AG SQFT 9,472
APX YEAR BUILT 1937
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$4,983.00

AREA Huntington County
LOCATION
SUBDIVISION None
TOWNSHIP Huntington
PARCEL # 35-05-15-400-720.100-005

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE No
LEASE TERM REMAINING none

LEGAL DESCRIPTION HUNT CORP R.E. 014-07201-00 DROVERS 1ST ADD N 16FT LOT 22.34' LT 23, S 32 LT23<24

PUBLIC UTILITIES

OCCUPANCY

EXTERIOR Brick

ROOF Other

FLOORING Carpet, Other, Vinyl

BASEMENT Yes

LOT DIMENSIONS 116x148

ACRES 0.3900

FLOOD ZONE No

WATER FRONTAGE

WATERFRONT N

LAKE TYPE

SEWER City

SPECIAL FEATURES Handicap Access, Delivery Door, Office Space

PARKING SPC 10

RESTROOMS 3

CEILING HEIGHT NA

INTERIOR WALLS Concrete

HEAT/FUEL Gas, Forced Air

COOLING Multiple Cooling Units

WATER UTILITY City

WATER HEATER Yes

FIRE PROTECTION Public

PARKING Off-Street

DOCUMENTS AVAILABLE Agency

	Building 1	Building 2	Building 3
Above Grd SqFt	9,472		
Below Grd SqFt	6,875		
Fin Office SqFt	0		
Story	3		

Remarks ***The Seller has decided to offer this property as an Online Auction. Bidding Ends on Wednesday, December 18 @ 3:00 pm. There will be two Open House dates to view the property and will be held on Sunday, December 1 from (1-2) and Sunday, December 8 from (1-2). Please disregard previously listed price....seller is motivated to sell. The List price is the Starting Bid for the OnLine Auction. *** This All Brick 3 level building was originally built as a church and approximately 30 yrs. ago...it was purchased by the present owner and converted into a Large successful furniture store.....the present owner has retired from the furniture business and is ready to sell and move on. This commercial has over 17,000 Sq Ft of store space, and is zoned B-2, which can be converted for many uses. This property has 3 furnaces for different heat zones, and has central air in the main area. This property is handicap accessible. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property Located South on Jefferson St to Etna Ave.