



TYPE Office
BSMT/FNDN Full Basement, Unfinished
APX TOTAL AG SQFT 1,202
APX YEAR BUILT 1925
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$2,595.00

AREA Allen County
LOCATION City
SUBDIVISION Wiegman's
TOWNSHIP Wayne
PARCEL # 02-12-28-477-024.000-074

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE No
LEASE TERM REMAINING none

LEGAL DESCRIPTION

PUBLIC UTILITIES
OCCUPANCY Vacant
EXTERIOR Wood
ROOF Asphalt
FLOORING Carpet, Wood, Stone
BASEMENT Yes

LOT DIMENSIONS 69x172x68x170
ACRES 0.2720
FLOOD ZONE No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
SEWER City
SPECIAL FEATURES 110 Volts, Handicap Access, Basement, Office Space, Public Restrooms, Reception Area

PARKING SPC 8
RESTROOMS 1
CEILING HEIGHT 9ft
INTERIOR WALLS Drywall
HEAT/FUEL Gas, Forced Air
COOLING Central Air
WATER UTILITY City
WATER HEATER Yes

FIRE PROTECTION City
PARKING Garage, Lot
INTERNAL ROOMS Kitchen, Office, Workroom
PROPERTY USE Vacant-Best for Owner/Usr
WATER FEATURES None
PRESENT USE Office/Showroom, Vacant

PROPOSED FINANCING Cash, Conventional
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Utility Bill Information, Zoning

	Building 1	Building 2	Building 3
Above Grd SqFt	1,202		
Below Grd SqFt	1,202		
Fin Office SqFt	1,202		
Story	1		

Remarks ***This is an Online Auction Only ending Wed., May 27th @ 3:00 pm and Open House will be held on Thursday, May 21 from (5-6). The Office Furniture and Personal Property will be sold online Thurs., May 28 @ 6:00 pm.*** Commercial Building zoned C1 was being used as a Law Office. Wired for high speed internet, 13' x15' Reception area, 11' x 11' Kitchen, Full Bath, Four separate Offices/Conference Rooms = 12'x10'; 11'x11'; 13'x12'; and 11'x13'. Full 1,202 sqft basement for additional storage and also Handicap access. There's Parking for 6-8 Cars in 2,138 sqft driveway area and 18' x 18' detached garage. Utilities monthly averages: Gas \$70, Electric \$175, Water/Sewer \$45. This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. ***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 From Foster Park Golf Course head South on Bluffton Rd., after passing Kroger take the next right onto Church St., Turn right onto Old Trail Road and property is second building on the right.