



TYPE Office
BSMT/FNDN Partial Basement, Unfinished
APX TOTAL AG SQFT 1,230
APX YEAR BUILT 1957
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$1,869.96

AREA Allen County
LOCATION City
SUBDIVISION None
TOWNSHIP Adams
PARCEL # 02-13-11-326-011.000-041

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE
LEASE TERM REMAINING none

LEGAL DESCRIPTION

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

LOT DIMENSIONS 135x111
ACRES 0.3600
FLOOD ZONE No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
SEWER City
SPECIAL FEATURES Office Space

PARKING SPC 7
RESTROOMS 2
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
WATER FEATURES None

PROPOSED FINANCING Cash, Conventional
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE None

	Building 1	Building 2	Building 3
Above Grd SqFt	1,230		
Below Grd SqFt	1,216		
Fin Office SqFt	1,230		
Story	2446		

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Thursday, September 30 @ 3:00 pm. There will be two viewing dates held on Thurs. Sept. 23 from (5-6) and Tues. Sept. 27 from (5-6). *** Great Business Opportunity with this 2,446 sqft Commercial Building including basement. High Visibility on State Rd 930 and 22,037 Traffic Count all siting on 0.36 acres. Large foyer entrance for reception with 13x6 waiting area including pass through windows open to the 13x13 office, great for staff to sign in clients or product display. Three Private Offices with wood doors and trim are 11 x 10, 13 x 9 and 13 x 10. There's and additional open area 12 x 11 near stairs for copier, file cabinets, or whatever you choose. There is an ADA accessible restroom and also a mini kitchen area on the main floor. The 912sqft upstairs has additional 23 x 11 loft area for office, private restroom and 11 x 9 storage area. Property also has a 1,102sqft unfinished Basement an ADA Accessible Entrance Ramp and 1,430sqft Asphalt parking area. *** Special Note: Buyer may bid subject to financing, or land contract terms available for qualified buyers certain restrictions will apply.**

Directions to Property Located in New Haven, Indiana next to Hall Restaurant on State Road 930 W.