MLS # 202201201 (Active) List Price: $100,000 102 W Main Street Berne IN 46711

TYPE Office
BSMT/FNDN Full Basement, Unfinished
APX TOTAL AG SQFT 16,077
APX YEAR BUILT 1901
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES $733.00

AREA Adams County
LOCATION City
SUBDIVISION None
TOWNSHIP Wabash
PARCEL # 01-11-04-101-071.000-018

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED Yes
LEASE AVAILABLE
LEASE TERM REMAINING March 2023

LEGAL DESCRIPTION

PUBLIC UTILITIES
OCCUPANCY Occupied
EXTERIOR Brick
ROOF Rubber
FLOORING Carpet
BASEMENT Yes

LOT DIMENSIONS 24X132
 # ACRES 0.2000
FLOOD ZONE No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
SEWER Public
SPECIAL FEATURES Basement

 # PARKING SPC 48
 # RESTROOMS 5
CEILING HEIGHT 14'
INTERIOR WALLS Drywall
HEAT/FUEL Gas, Forced Air
COOLING Central Air
WATER UTILITY City
WATER HEATER Yes

FIRE PROTECTION City
PARKING Lot, Street
INTERNAL ROOMS Kitchen, Office, Showroom

DOCUMENTS AVAILABLE Utility Bill Information

	Building 1	***Building 2***	***Building 3***
Above Grd SqFt	16,077		
Below Grd SqFt	7,850		
Fin Office SqFt	23,927		
Story	2		

Remarks ***THIS IS TRACT #1 OF A MULTI-PARCEL AUCTION. All offers must be submitted ONLINE. The highest 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 Wednesday, February 9 @ 3:00 pm. There will be two viewing dates held on Mon. Jan. 24 from (2 - 4) and Mon. Jan. 31 from (2 - 4). *** MINIMUM STARTING BID IS $ 75,000.....<<<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>>Bidders may bid on tract 1 & 2 individually or as a combination..... TRACT #1 Consist of a 16,000 Sq. Ft Commercial Building that is in excellent condition. with an addition 8,000 Sq. Ft of basement storage space and Daily Traffic Count over 4,000 in 2020. The property can easily be subdivided for multiple tenants. Currently the property has one tenant Kelp Pharmacy, that has a 1 year lease and has expressed interest in extending their lease. The remaining space is subdivided into multiple private offices , conference rooms, break rooms and more. The building has an elevator system that has recently passed Indiana State operation requirements. The building has several entrances which allow the building to be subdivided for multiple tenants. Former owners include the Bank of Berne Corporate office and Family Life Care Corporate office. the interior as well as the exterior of this building is in excellent condition and a tenant or owner occupant could move in immediately..... TRACT # 2 Consists of a lighted blacktop parking lot with 48 spaces (SEE MLS # 202201203)..... ***Auctioneer reserves the right to make changes to an auction,

----------Information Herein Deemed Reliable but Not Guaranteed----------