

Property Type COMMERCIAL**Status** Active**Auction** Yes

MLS # 202603409	111 N Walnut Street	North Manchester	IN 46962	Status Active	LP \$13,000
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**Area** Wabash County**Parcel ID** 85-07-05-201-031.000-002**Type** Other/Unknown**Cross Street****Lot Sz Acr** 0.0500**Lot Sz SqFt** 2,178**Age** 123**Subdivision** None**Legal Description** OP MID 20 X 120 LOTS 120 & 121**Directions** Heading West on E Main Street, turn right onto N Walnut Street, and the property will be to your right.**Inside City Limits****City Zoning****County Zoning****Zoning Description**

Remarks 4000sqft Commercial Building with Business Space on Main Floor, Apartment Living Space Upstairs and Full Basement for Storage. MAIN FLOOR has 2000sqft consisting of a Large Retail or reception area 55x19 with 4 additional rooms and restroom. Three spaces are 6x9, a 9x12 bathroom and additional 22 x 12 space. APARTMENT has 2000sqft consisting of a 16x28 Living Area, 17x15 Bedroom, 12x11 Bedroom with Bath and 12x14 Kitchen. BASEMENT consists of 2000sqft of storage space and mechanicals..... This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 13,000. Seller will review the Highest Offer on Tuesday, February 24 @ 3pm. There will be Two Open House dates to view the property on Wed. Feb. 18 (1-2 pm) and Sun. Feb. 22 (1-2 pm). <<< Special Note: 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.>>>

Sec	Lot	Township	Chester	Zoning	Lot Ac/SF/Dim	0.050 / 2,178	/ 120x20
Year Built	1903	New	No	Years Established	Exterior	Brick, Wood	Bsmt/Fndn Unfinished
Const Type	Brick			Total # Bldgs	1	Stories	2.0
Bldg #1 Total Above Gd SqFt	4,000			Total Below Gd SqFt	2,000	Story	2
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story	
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story	
Location				Fire Protection	City	Fire Doors	No
Water Frtg				Roof Material	Flat	Interior Height	32
Bldg Height				Ceiling Height	12	Column Spacing	0
Interior Walls	Block, Drywall			Parking	Public	Water	Public
Flooring	Other			Equipment	No	Well Type	
Road Access	City			Enterprise Zone	No	Sewer	Public
				Currently Leased	No	Heating/Fuel	Electric, Gas, Hot Water
Virtual Tour						Cooling	Central Air, Window
						Burglar Alarm	No
SALE INCLUDES	Building						
SPECIAL FEATURES	Living Space, Basement						

Water Name
Water Features
Lake Type**Water Access**

Financing: Proposed	Exemption	Year Taxes Payable	2024
Annual Taxes \$862.36	Is Owner/Seller a Real Estate Licensee No	Possession Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
Seller Concessions Offer Y/N	Seller Concession Amount \$		

Presented by: Cathy Woodman - Off: 260-356-3911

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