

Listings as of 02/03/2026

Property Type COMMERCIAL

Status Active

Auction Yes

MLS # 202603409	111 N Walnut Street	North Manchester	IN 46962	Status Active	LP \$13,000
	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	Total Restrooms 2
Bldg #1 Total Above Gd SqFt	4,000			Total Below Gd SqFt 2,000	Story	2	Finished Office SqFt 4,000
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt	Story		Finished Office SqFt
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt	Story		Finished Office SqFt
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	Lake Type	Water Access
Water Features		
Financing: Proposed	Exemption	Year Taxes Payable
Annual Taxes \$862.36	Is Owner/Seller a Real Estate Licensee No	2024
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911	Possession	Closing
Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	How Sold
Seller Concessions Offer Y/N	Seller Concession Amount \$	

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

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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