



Multi-Family Client Full Detail Report

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Listings as of 09/15/2026

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Property Type INVESTMENT

Status Active

Auction Yes

	MLS # 202638177		28 N Lafontaine Street		Huntington		IN 46750		Status Active		LP \$0					
	Area		Huntington County		Parcel ID		35-05-15-400-260.800-005		Type		Duplex					
	Sub		Berry(s)		Cross Street											
	Total Bedrooms		3	F Baths		2	H Baths		0	Lt Sz Acr		0.1600	Lt Sz SqFt	6,970	Age	138
	School District		HCS	Elem		Flint Springs		JrH		Crestview		SrH		Huntington North		
	Style		No		Stories		2.0									
	Legal Description		014-02608-00 BERRYS ADD LOT 4													
	Directions		Go west from Jefferson on W Park Dr to LaFontaine turn left and house in on the right.													

Remarks This is a Duplex with a 2 Bedroom 1 Bath Two Story Front Apartment PLUS a 1 Bedroom 1 Bath Main Level Back Apartment with some views of the Little River and shared parking area in the back and driveway. The Front Apartment needs lots of work to make it rentable and consists of a 14x12 Living Room, 14x14 Kitchen with no appliances, laundry room and Two 12x10 Bedrooms Upstairs and Full Bath. The Back Apartment is in rentable condition with a 12x12 Living Room, 12x12 Kitchen and 12x10 Bedroom with Laundry area....<<< 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.>>> 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 \$ 20,000. Seller is Relocating and will review the Highest Offer on Tuesday, October 13 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 27 (1-2 pm) and Sun. Oct. 4 (1-2 pm)....

Sec 15 Lot 4	Lot Ac/SF/Dim	0.1600/ 6,970	/ 56 x 124	Src	N	Lot Des	SLP
Inside City Limits	City Zoning	Zoning Description					
Township	Huntington	Abv Gd Fin SqFt	1,493	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	615
Year Built	1888	New No	DC	Ext	Wood	Bsmt/Ftntr	Partial Basement
Total # Bldgs	1	# Units	2	# Units Rented	0	# Effic.	0
				# 1BR	1	# 2BR	1
				# 3BR	0	# 4BR	0
Unit #	Level	\$ Unit Rent	Rented	Rent Freq	# Rms	# BR	# Bath
						Bsmt	Garage
						Dep Amt.	Lease Exp Date

Gross An. Rent	\$0.00	Lease Term	None	Outbldg	None	x	#Refrg	1	Water Heater Gas	No
Water/Sewer	\$0.00	Water	City	Flooring	Carpet		#Range/Oven	1	Water Heater Elec	No
Fuel	\$0.00	Sewer	City				#Microwave	0	Security Sys	No
Electric	\$0.00	Fuel	Electricity, Baseboard				#Dishwasher	1	Jet/Garden Tub	No
Trash	\$0.00	Heating		Meters			#Disposal	0	Pool	No
Insurance		Cooling	Window	# Water Meters			#Washer	1	Pool Type	
Property Tax	\$0.00	Restrictions		# Elec Meters			#Dryer	1	Pet Restrict.	No
Assoc. Dues \$		/ Not Applicable		# Gas Meters			#W/D Connect	2	Water Name	
Maintenance	\$0.00								Water Type	
Miscellaneous	\$0.00								Lake Type	
Net Ann Inc.	\$0.00								Water Frtg	
Virtual Tours:									Channel Frtg	
Tenant Owner Expenses										
OWNER PAYS	Building Insurance, Tax				SALE INCLUDES Building, Land					
TENANT PAYS	Cable, Electric, Heating, Lawn Maintenance, Sewer, Trash Collection, Water				AMENITIES Off Street Parking					

List Office Ness Bros. Realtors & Auctione - Off: 260-356-3911

Financing: Proposed Cash, Conventional Exemption Homestead Year Taxes Payable 2026

Annual Prop Tax \$0.00 Is Owner/Seller a Real Estate Licensee No Possession DOC

Pending Date Closing Date 09/15/2026 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 / Ness Bros. Realtors & Auctione - Off: 260-356-3911

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