



Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 12/06/2021

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202150074	1013 S Michigan Street	South Bend	IN	46601	Status	Active	LP	\$0
	Area	St. Joseph County	Parcel ID	71-08-13-103-024.000-026	Type	Mixed Use	Age	121	
	Cross Street								
	REO	N	Short Sale	No					
	Legal Description	Lot 7 South Bend City							
	Directions	From US 31, continue north onto Michigan Street. Property is on the west side of the road.							
Inside City Limits		City Zoning	County Zoning	Zoning Description					

Remarks Highly Visible Commercial Building going to Auction on Monday, December 20, 2021 at 6:00 PM! This 2-Story Commercial Building has 7000+SF for your business! There is an unfinished basement that can be utilized for storage also! Great building to make it your own with a great location! Open House: Monday, December 13 5:30-6pm

Agent Remarks Auction: Mon. 12.20.21 6pm Open House: Mon. 12.13.21 5:30-6pm TERMS: \$5,000.00 down the day of the auction. Possession at closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 7	Township	Portage	Lot Ac/SF/Dim	0.2500 / 10,890 / 66x165	Src	N
Year Built	1900	Age	121	New	No	Years Established	
Const Type	Brick	Total # Bldgs	1	Exterior	Brick	Foundation	Full Basement,
Bldg #1 Total Above Gd SqFt	7,480	Total Below Gd SqFt	3,740	Stories	2.0	Total Restrooms	3
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story	1	Finished Office SqFt	7,480
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	City	Story		Finished Office SqFt	
Bldg Height		Roof Material	Build-Up			Fire Doors	No
Interior Walls	Drywall	Ceiling Height	9			Int Height	9
Flooring	Wood	Parking	Public, Street			Column Spcg	n/a
Road Access	City	Equipment	No			Water	City
Currently Lsd	No	Enterprise Zone	No			Sewer	City
						Fuel /	Gas, Forced Air
						Heating	
						Cooling	Central Air
						Burglar Alarm	No
						Channel Frtg	
						Water Frtg	

SALE INCLUDES Building
SPECIAL FEATURES Office Space

Water Access			Water Name			Lake Type									
Water Features															
Auction	Yes	Auctioneer Name		Chad Metzger		Auctioneer License #		AC31300015							
Occupancy Comm				Owner Name											
Financing:		Existing		Proposed		Excluded Party		None							
Annual Taxes		\$4,297.00		Exemption		Year Taxes Payable		2020		Assessed Value \$					
Is Owner/Seller a Real Estate Licensee				No		Possession		At Closing							
List Office		Metzger Property Services, LLC - office: 260-982-0238				List Agent		Chad Metzger - Cell: 260-982-9050							
Agent ID		RB14045939		Agent E-mail		chad@metzgerauction.com									
Co-List Office				Co-List Agent											
Showing Instr		Showing time or Open House													
List Date	12/6/2021 <th>Exp Date</th> <td colspan="2">1/31/2022<th colspan="2">Publish to Internet</th><td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td></td>		Exp Date	1/31/2022 <th colspan="2">Publish to Internet</th> <td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td>		Publish to Internet		Yes <th colspan="2">Show Addr to Public</th> <td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td>	Show Addr to Public		Yes <th>Allow AVM</th> <td>Yes<th>Show Comments</th><td>Yes</td></td>	Allow AVM	Yes <th>Show Comments</th> <td>Yes</td>	Show Comments	Yes
IDX Include	Y	Contract Type		Exclusive Right to Sell		BBC		1.0%	Variable Rate		No <th colspan="2">Special Listing Cond.</th> <td colspan="2">None</td>	Special Listing Cond.		None	
Virtual Tour				Type of Sale											
Pending Date			Closing Date			Selling Price			How Sold			CDOM			0
Total Concessions Paid				Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Selling Agent									

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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