




Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/18/2022

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Property Type	COMMERCIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202208918	101 W Main Street	Syracuse	IN	46567	Status	Active	LP	\$0	
	Area	Kosciusko County	Parcel ID	43-04-06-200-276.000-026		Type	Mixed Use			
	Cross Street						Age	132		
	REO	N	Short Sale	No						
	Legal Description	008-024-093 E 1/3 Lot 65 Syracuse								
	Directions	From SR 13, continue on SR 13 as it turns into Huntington St. Property is on the corner of Huntington St. & Main St.								
	Inside City Limits	City Zoning	County Zoning	Zoning Description commercial						

Remarks Commercial Building with Upstairs Apartment selling via Online Only Auction on Monday, April 18, 2022 -- Bidding begins closing out at 6 PM! 1700+sf of Commercial Space with Display Windows on a Corner Lot! This space is ready for your business! Upstairs apartment is Move-In Ready with Central Air and has 3 bedrooms & 1 bath. Great extra income potential! Open House: Tuesday, April 12th 5:30-6pm

Agent Remarks Online Auction: Mon. 4.18.22 6pm Open House: Tues. 4.12.22 5:30-6pm TERMS: \$3,000 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 65	Township	Turkey Creek		Lot Ac/SF/Dim		0.0581	/ 2,530	/	22x115	Src	N
Year Built	1890	Age	132	New	No	Years Established		Exterior	Block, Vinyl	Foundation	Partial Basement	
Const Type	Site Built			Total # Bldgs		1	Stories	2.0	Total Restrooms		2	
Bldg #1 Total Above Gd SqFt	3,393			Total Below Gd SqFt		0	Story	2	Finished Office SqFt		1,689	
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		
Bldg Height				Roof Material		Asphalt, Rubber		Int Height		12 ft		
Interior Walls		Other		Ceiling Height		12 ft		Column Spcg		n/a		
Flooring		Carpet, Laminated, Tile, Vinyl		Parking		Off-Street, Private		Water		City		
Road Access		City		Equipment		No		Sewer		City		
Currently Lsd		No		Enterprise Zone		No		Fuel /		Gas		
								Heating				
SALE INCLUDES		Building						Cooling		Central Air, Window		
SPECIAL FEATURES		220 Volts, Living Space, Display Window(s), Ansel System						Burglar Alarm		Yes		
								Channel Frtg				
								Water Frtg				

SALE INCLUDES Building

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Water Access			Water Name			Lake Type							
Water Features													
Auction	Yes	Auctioneer Name		Chad Metzger & John Burnau		Auctioneer License #		AC31300015					
Occupancy Comm				Owner Name									
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes		\$2,094.28	Exemption			Year Taxes Payable		2021	Assessed Value \$				
Is Owner/Seller a Real Estate Licensee				No		Possession		At closing					
List Office	Metzger Property Services, LLC - Off: 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	3/17/2022	Exp Date	6/15/2022	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type		Exclusive Right to Sell		BBC	2.5%	Variable Rate		No	Special Listing Cond.		None
Virtual Tour			Type of Sale										
Pending Date		Closing Date			Selling Price			How Sold			CDOM 1		
Total Concessions Paid			Sold/Concession Remarks										
Sell Off		Sell Agent			Co-Sell Off			Co-Selling Agent					

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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