

Property Type	COMMERCIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202218740	103 W Main Street	Syracuse	IN	46567	Status	Active	LP	\$0
	Area	Kosciusko County	Parcel ID	43-04-06-200-279.000-026	Type	Retail	Age	132	
	Cross Street		REO	N	Short Sale	No			
	Legal Description	008-024-092 Mdl 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, June 20, 2022 -- Bidding begins closing out at 6 PM! There is 1400+sf of Commercial Space with Large Display Windows ready for your business! Upstairs apartment is currently leased with 2 bedrooms & 1 bath. Great extra income potential! Open House: Wednesday, June 15th 5:30-6pm

Agent Remarks Online Auction: Mon. 6.20.22 6pm Open House: Wed. 6.15.22 5:30-6pm TERMS: \$5,000 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		
Const Type	Site Built		Total # Bldgs	1	Exterior	Block, Vinyl	Foundation	Partial Basement
Bldg #1 Total Above Gd SqFt	2,510		Total Below Gd SqFt	1,120	Stories	2.0	Total Restrooms	1
Bldg #2 Total Above Gd SqFt			Total Below Gd SqFt		Story	1390	Finished Office SqFt	1,390
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	Asphalt, Rubber	Int Height	12 ft	Fire Doors	No
Interior Walls	Other		Ceiling Height	12 ft	Column Spcg	n/a		
Flooring	Carpet, Laminate, Tile, Vinyl		Parking	Off-Street, Private	Water	City		
Road Access	City		Equipment	No	Sewer	City		
Currently Lsd	Yes		Enterprise Zone	No	Fuel /	Gas		
					Heating			
SALE INCLUDES	Building				Cooling	Central Air, Window		
SPECIAL FEATURES	220 Volts, Display Window(s), Ansel System				Burglar Alarm	No		
					Channel Frtg			
					Water Frtg			

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	\$2,319.52	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	5/18/2022	Exp Date	8/31/2022	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	Unbranded 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				