

# Richmond, IN Commercial - US Hwy 40

Auction Date & Time: Wednesday, January 23rd @ 1:00 PM

Open Inspection: Wednesday, January 9th from 11:00 AM - 2:00 PM

General Property Details	
Address	3721 US Highway 40, Richmond, Indiana 47374
Zoning	OC (Outdoor Commercial) & R2 (Medium Density Single-Family)
Parcel Number	89-10-22-320-202.000-005
Lot Size	3.0 Acres
Frontage Area	175 feet on US Highway 40/W. National Rd.
Assessed Tax Value	\$279,600 (2018)
Semi-Annual Taxes	\$4,058.56 (2017 pay 2018)
Appraised Value	\$193,500
Appraisal Date	August 22, 2017

Front Building (Occupied)	
Building Size	4,880 square feet
Construction Type	Concrete Block
Roof Type	Pitched, Metal Sheeting
Year Built	1948 (per Wayne Co. Assessor)
HVAC Type	Gas-Forced Heat in Office Area, None in Shop
Clear Ceiling Height	14' in Drive-Thru & rear Overhead Bays
Parking Lot	Gravel
Other Pertinent Data	(5) Overhead Doors - (3) 14' x 14', (1) 10' x 14' & (1) 8' x 8'
	East end of front building is a self-contained Drive-Thru Bay.
	Tenant is Body Shop who has paid \$800/mth since 8/2011.
	Tenant to retain right to stay for up to 90 days after closing.

Rear Building (Vacant)	
Building Size	3,600 square feet (45' x 80')
Construction Type	Wood Framed, Metal Sheet Sided
Roof Type	Pitched Shingle Roof
Year Built	1961 (per Wayne Co. Assessor)
Clear Ceiling Height	
Parking Lot	Gravel
Other Pertinent Data	(1) Overhead Door, 14' x 14'
	Rear of building has sliding barn-style access door.

General Auction Terms	
Required Down Payment	\$10,000 cashier's check, increased to 10% within 3 business days.
Closing Time	30 days after auction (February 22, 2019).
Tax Administration	Prorated to date of closing.
Buyer's Premium	10%