

Terre Haute Commercial - N. Lafayette Ave.

Auction Date & Time: Wednesday, February 27 at 1:00 PM

Open Inspection: Wednesday, February 13 from 11:00 AM - 2:00 PM

General Property Details	
Address	1500 Lafayette Avenue, Terre Haute, Indiana 47804
Zoning	C-2 (Community Commercial District) & R-1 (Single-Family)
Parcel Numbers	84-06-10-404-007.000-002;
	84-06-10-404-001.000-002;
	84-06-10-403-007.000-002
Lot Size	0.75 acres (approx.)
Frontage Area	80' on Lafayette Ave.
Parking Lot	Gravel
Assessed Tax Value	\$185,000 (2018)
Semi-Annual Taxes	\$2,644.50 (2017 pay 2018)
Other Pertinent Data	Outdoor Post Sign located at corner of lot next to bridge.
	1/3 acre of secured outdoor storage/parking.

Main Building - Office/Shop	
Building Size	5,200 square feet
Construction Type	Concrete Block
Roof Type	Pitched Asphalt with approx. 550 sq. ft. of Flat Membrane
Year Built	1953
HVAC Type	Office - Central Air/Furnace; Shop - Gas suspended heat
Clear Ceiling Height	Various
Other Pertinent Data	(3) Overhead Doors - 12' x 14', 10' x 8' and 8' x 8'. 4th Overhead door still framed to create 12' - 14' drive-thru bay.
	(2) Bridge Cranes / (3) Jib Cranes
	Available Power: Single and 3-phase
	Water to property currently turned off due to water meter being removed after damage to meter identified. Meter has not been replaced because of the lack of need for water by current owner.

Rear Building - Storage	
Building Size	3,200 square feet
Construction Type	Pole Barn with Slab Floor
Roof Type	Pitched Metal Sheeting
Year Built	1979
Clear Ceiling Height	12'
Other Pertinent Data	Front and Rear access doors.
	Currently unconditioned secured storage building.

Mid-Property Storage - Secured Lean-To's	
Building Size	1,496 square feet
Construction Type	Lean-to with secured entry via sliding doors or fencing.
Roof Type	Pitched Metal Sheeting
Year Built	1979

General Auction Terms	
Required Down Payment	\$10,000 Cashier's Check, brought up to 10% within 3 days.
Closing Time	30 days (March 29, 2019)
Tax Administration	Partial proration. Seller to pay May 2019 installment at or before closing. Buyer to pay November 2019 and those going forward.
Buyer's Premium	10%