

# Crawfordsville, IN Commercial Lots - US Hwy 231

Auction Date & Time: Wednesday, May 1st @ 1:00 PM

Open Inspection: Wednesday, April 17th from 11:00 AM - 2:00 PM

General Property Details	
<b>Address</b>	1523 & 1525 S. Washington St., Crawfordsville, IN 47933
<b>Zoning</b>	B-3
<b>Parcel Numbers</b>	10-07-100-008.000-030; 10-07-100-009.000-030
<b>Lot Size</b>	1.24 total acres (1523 - 1.04 AC / 1525 - 0.2 AC)
<b>Frontage Area</b>	125' on S. Washington St. (US Hwy 231)
<b>Assessed Tax Value</b>	\$162,400 (2018 pay 2019)
<b>Annual Taxes</b>	\$1,668.98 (2017 pay 2018)
<b>Other Pertinent Data</b>	Storage Building (20' x 18')
	2 Curbcuts on US 231 (1 is shared with the gift shop next door.)
	Crawfordsville's Bicycle & Pedestrian Master Plan reflects the new Greenway extending from South St. to CR 150 S will run through the frontage of these properties. The overall plan will make this location easily accessible by walking, running or biking for most of Crawfordsville's in-town residents & Wabash College.

Residential House - 1523 S. Washington St.	
<b>Building Size</b>	1,904 SF
<b>Bedrooms / Bathrooms</b>	2 Bed / 1 Bath
<b>Basement</b>	Partial
<b>Garage</b>	1-Car Attached
<b>Year Built</b>	1959

Residential House - 1525 S. Washington St.	
<b>Building Size</b>	1,164 SF
<b>Bedrooms / Bathrooms</b>	2 Bed / 1 Bath
<b>Basement</b>	Partial
<b>Garage</b>	2-Car Detached (32' x 22')
<b>Year Built</b>	Unknown

General Auction Terms	
<b>Required Down Payment</b>	\$10,000 on auction day. Brought up to 10% within 3 days.
<b>Closing Timeframe</b>	May 31, 2019, or sooner.
<b>Tax Administration</b>	Prorated to date of closing.
<b>Buyer's Premium</b>	10%