

# Indy Retail Showroom & Warehouses

Auction Date & Time: Wednesday, April 24th @ 1:00 PM

Open Inspection: Wednesday, April 10th from 11:00 AM - 2:00 PM

General Property Details	
<b>Addresses</b>	1817 S. Meridian St., Indianapolis, IN (Buildings)
	14, 18 & 22 E. Adler St., Indianapolis, IN 46225 (Vacant Lots)
<b>Zoning</b>	CS (Buildings) / D5 (Vacant Lots)
<b>Parcel Numbers</b>	49-11-13-112-006.000-101; 49-11-13-112-001.000-101;
	49-11-13-112-016.000-101; 49-11-13-112-024.000-101;
<b>Lot Size</b>	0.54 Acres (Total)
<b>Parking Lot</b>	12 spaces with room for expansion.
<b>Frontage Area</b>	100' on Meridian St. / 228' on Adler St.
<b>Assessed Tax Value</b>	\$321,000 (2019)
<b>Semi-Annual Taxes</b>	\$4,948.37 (2018 pay 2019)
<b>Other Pertinent Data</b>	1.1 mile from I-70 on-ramp (West St. Exit).
	1.4 mile from I-65 on-ramp (Raymond St. Exit).
	1.8 mile from Center of Downtown Indy.

Retail Showroom & Office	
<b>Building Size</b>	5,325 SF (2 Story)
<b>HVAC Type</b>	Central A/C & Heat
<b>Other Pertinent Data</b>	2nd Story has overhead door (8' x 8') to allow for forklift loading.

Warehouse #1	
<b>Building Size</b>	3,096 SF
<b>HVAC Type</b>	Ceiling-Suspended Gas Heat
<b>Clear Ceiling Height</b>	15'
<b>Other Pertinent Data</b>	Building has street front entrance.
	Overhead Door (14' tall x 12' wide)

Warehouse #2	
<b>Building Size</b>	1,520 SF
<b>HVAC Type</b>	Ceiling-Suspended Gas Heat
<b>Clear Ceiling Height</b>	10' 6"
<b>Other Pertinent Data</b>	Building has street front entrance.
	Overhead Door (12' tall x 10' wide)
	Furnace & Ductwork in place, but not connected for use.

General Auction Terms	
<b>Required Down Payment</b>	\$10,000 on auction day. Brought up to 10% of bid, if necessary.
<b>Closing Time</b>	30 days (May 24, 2019)
<b>Tax Administration</b>	No Proration. Seller pays May 2019. Buyer pays November 2019.
<b>Buyer's Premium</b>	10%