

# Indianapolis Commercial Building

Auction Date & Time: Tuesday, May 21st @ 1:00 PM

Open Inspection: Wednesday, May 8th from 11:00 AM - 2:00 PM

General Property Details	
Address	4604 E. 16th St., Indianapolis, IN 46201
Zoning	C-1
Parcel Number	49-07-33-177-168.000-101
Lot Size	0.14 acre
Frontage Area	40' on 16th Street
Building Size	4,040 square feet (Shop = 3,600 + Storage Mezzanine = 440)
Construction Type	Concrete Block Masonry
HVAC Type	Ceiling-suspended heat
Clear Ceiling Height	12'
Parking	Parking in front & rear of building.
Assessed Tax Value	\$55,200 (2018)
Annual Taxes	\$1,716.10 (2018 pay 2019)
Other Pertinent Data	(2) Overhead Doors - 12' tall x 10' wide
	3 Phase Electric Service & Air lines run through building.
	Small office an restroom.
This property is set up well to handle automotive repair, tire sales & service, auto detailing, light manufacturing, contractors, RV/boat storage, small engine/appliance repair, etc.	

General Auction Terms	
Required Down Payment	\$5,000 on auction day & increased to 10% within 3 days.
Closing Time	30 days after auction.
Tax Administration	Prorated to Date of Closing.
Buyer's Premium	10%