

Martinsville, IN Commercial - I-69 Detour / Morton Ave Exit

Auction Date & Time: Wednesday, June 12th @ 1:00 PM

Open Inspection: Wednesday, May 29th from 11:00 AM - 2:00 PM

1010 Morton Avenue, Martinsville, Indiana 46151	
Zoning	B3 - General Business
Parcel Number	55-13-08-230-022.100-021
Lot Size	0.73 acre
Frontage Area	158' +/- on Morton Ave. (Hwy 39)
Building Size	4,268 square feet
Construction Type	Wood Framed
Roof Type	Pitched Asphalt Shingle
Year Built	1970
HVAC Type	Central Air/Forced Air Heat
Parking Lot	Paved Asphalt / 34 marked spaces
Assessed Tax Value	\$295,600 (2018)
Annual Taxes	\$5,506.02 (2018 pay 2019)
Other Pertinent Data	2 curb cuts on Morton Ave. (Hwy 39)
Two of only a few properties on ALL 3 IN-37/I-69 closure detours.	
Only 1/2 mile from I-69 Morton Ave. interchange.	
*** Located in Morgan County's ONLY Opportunity Zone for Opportunity Funds ***	

1040 Morton Avenue, Martinsville, Indiana 46151	
Zoning	B3 - General Business
Parcel Number	55-13-08-230-023.100-021
Lot Size	0.325 acre
Frontage Area	80' +/- on Morton Ave. (Hwy 39) / 170' +/- on McDaniels Rd.
Building Size	600 square feet
Construction Type	Wood Framed
Roof Type	Pitched Asphalt Shingle
Year Built	1974
HVAC Type	No permanent / 2 window-units
Parking Lot	Gravel
Assessed Tax Value	\$60,500 (2018)
Annual Taxes	\$1,126.92 (2018 pay 2019)
Other Pertinent Data	Corner Lot with access from McDaniel Rd. & 1010 Morton Ave.

General Auction Terms	
Required Down Payment	\$25,000 cashier's check, brought up to 10% within 3 days.
Closing Time	30 days after auction. (July 12, 2019)
Tax Administration	Prorated to date of closing.
Buyer's Premium	10%