

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

Auction Date & Time: Thursday, November 7th @ 1:00 PM

Inspection: Wednesday, October 23rd 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
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)
	Existing dual-post pylon signage
Two of only a few properties on ALL IN-37/I-69 Section 6 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
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.
	Existing flag mounted pylon signage

General Sale Terms	
Reserve Price	\$275,000
Earnest Money Deposit	\$25,000 earnest money deposit & increased to 10% of the bid price.
Closing Timeframe	Closing to occur on or before Friday, December 6, 2019.
Closing Costs	Buyer to pay closing costs.
Title Insurance	Seller to provide Owner's Policy of Title Insurance at Seller's expense.
Tax Administration	Seller to pay November 2019 installment and before. Buyer's first tax liability will be the May 2020 installment.