

Downtown Indy Commercial - 118 W. North St.

Auction Date & Time: October 14th @ 1:00 PM

Open Inspection: September 30th from 10:00 AM - 1:00 PM

General Property Details	
Address	118 West North Street, Indianapolis, Indiana 46204
Zoning	CBD-2 (Central Business District)
Parcel Number	49-11-02-107-035.000-101
Lot Size	0.32 acres
Frontage Area	78' on North Street
Building Size	16,560 square feet (8,280 per floor)
Construction Type	Concrete block / Masonry
Roof Type	Flat membrane
Year Built	1950 per Marion County Assessor
Clear Ceiling Height	12'
Overhead Doors	(2) Grade-level - 12' X 15' & Freight elevator loading door off alley
Elevator	Traction Freight Elevator, Capacity: 4,000#, Installed 1960
Parking Lot	Paved asphalt / 15 off-street private parking spaces
Assessed Tax Value	\$459,000 (2019 pay 2020)
Annual Taxes	\$13,836.10 (2019 pay 2020)
Other Pertinent Data	1st floor has center support columns / 2nd story is clear span Property is well suited for redevelopment as mixed-use or flats.
LOCATION: 3 blocks from IUPUI Campus / 7 blocks from Monument Circle & Mass Ave. / (2) IndyGo Red Line bus stops within 2-3 blocks on Capitol Ave. (9th St. & Virginia Ave.)	

General Auction Terms	
Required Down Payment	\$50,000 cashier's check day of auction. Increased to 10% in 3 days.
Closing Time	30 days after auction (November 13, 2020)
Tax Administration	Prorated to date of closing.
Buyer's Premium	10%