

Property Type COMMERCIAL**Status** Active**Auction** No

MLS # 201831904	141 S High Street	Roanoke	IN 46783	Status Active	LP \$75,000
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Area Huntington County	Parcel ID 35-01-14-300-022.600-007	Type Retail
Cross Street 1st Street	Lot Sz Acr 0.4550	Lot Sz SqFt 19,820
Subdivision None	Age 23	
Legal Description 020-00226-00 WM Hendrys Add PT LT 3 & 4 VAC Canal St (ord 1994-7 9/2/94)		
Directions Take Hwy 24 (Jefferson st) toward Roanoke, then turn Right onto E 900 N at the Light and then right onto High Street to		

Remarks This is an Online Auction Only ending Thursday, August 9 @ 3:00 pm. Open Houses will be on Mon. July 30 (5-6) & Mon. August 6 (5-6). Great opportunity to bring in a new business into downtown Roanoke with a community driven atmosphere. 4,941 sqft building on 0.45 acres with green space for future expansion. Great visibility on highly trafficked corner lot with parking for 15 spaces, a 9 x 12 loading dock and detached 30 x 33 garage for additional storage. Restroom in building and lots of open spaces and storage to utilize as you see fit. **DISCLAIMER:** This is currently in a flood zone, but only 1 small corner of the building. It has been certified by FEMA for elevation levels for your review. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend or extend the auction event. This property may sell at, above, or below listed price.

Sec	Lot	Township	Jackson	Zoning	B-4 Community	Lot Ac/SF/Dim	0.455 / 19,820 / 130 x 147
Year Built	1995	New	No	Years Established		Exterior	Vinyl
Const Type	Steel			Total # Bldgs	2	Stories	1.0
Bldg #1 Total Above Gd SqFt	4,941	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	0
Bldg #2 Total Above Gd SqFt	990	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	City	Fire Doors	Yes		
Water Frtg		Roof Material	Asphalt	Interior Height	10		
Bldg Height		Ceiling Height	10	Column Spacing	6		
Interior Walls	Drywall	Parking	Lot, Paved, Public	Water	City		
Flooring	Vinyl Tile	Equipment	No	Sewer	City		
Road Access	City	Enterprise Zone	No	Heating/Fuel	Gas, Forced Air		
		Currently Leased	No	Cooling	Central Air		
Virtual Tour		Unbranded Virtual Tour		Burglar Alarm	No		

SALE INCLUDES Building, Land**INTERNAL ROOMS** Storage**SPECIAL FEATURES** Loading Dock 1, Delivery Door, Ventilating/Exhaust Fans**PROPERTY USE** Vacant-Best for Owner/Usr**Water Name****Lake Type****Water Access****Water Features****Financing:** Proposed Cash**Exemption****Year Taxes Payable** 2018**Annual Taxes** \$6,295.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** 15DAC**List Office** Real Living Ness Bros - Offc.: 260-459-3911**Pending Date****Closing Date****Selling Price****How Sold****Total Concessions Paid****Sold/Concession Remarks**

Presented by: C.J. Woodman - Off: 260-459-3911

/ Real Living Ness Bros - Offc.: 260-459-3911

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