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get
It **SOLD !**
Since 1961



Online Auction

1366 S. Wabash St., Wabash, IN 46992

OPEN HOUSES:

Sundays on March 30, April 6 and April 13 @ 1 - 2 pm



Andy Eckert, Auctioneer

Sellers: Mr. & Mrs. Thomason

Online Auction on Thurs. April 17 @ 3 pm Bidding Ends

1366 S. Wabash St., Wabash, IN 46992



Studio / Room 30' x 40'



Studio / Room 30' x 40'



Studio / Room 16' x 40'



Private Office



Women's Restroom



Men's Restroom

Lobby Area 24' x 40'



Property Details

Great Commercial Opportunity, Previous National Championship Dance Studio

- 4,360 sq ft Brick Building on .56 acres with Loads of Potential
- 2 High Efficiency HVAC Systems w/Thermostats
- Fire Protection Sprinkler System with Service Contract & 200 amp service.
- 3 Existing Studios can be utilized multiple ways as office cubicles, medical suites
 - 2 are 30'x40' with 3/4" poly flooring
 - 1 is 16'x40' with 3/4" poly flooring
- 24' x 40 Lobby w/multiple seating areas great for a waiting room
- Private Office and Additional Utility Room
- Men's & Women's Restrooms with Multiple Stalls
- Paved Parking lot with 28 spaces and AADT Traffic Count of 12,102 in 2024
- "Business Option" with Purchase of Building w/ 70 Current Students