


**Property Type** COMMERCIAL**Status** Active**Auction** Yes

<b>MLS #</b> 202508063	1366 S Wabash Street	Wabash	IN 46992	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-14-58-104-007.000-009	<b>Type</b> Office		
	<b>Cross Street</b>		<b>Lot Sz Acr</b> 0.5600	<b>Lot Sz SqFt</b> 24,394	<b>Age</b> 18
	<b>Subdivision</b> None				
	<b>Legal Description</b> W1/2 PT RES 18 27-6 .55AC				
	<b>Directions</b> Go south on Wabash St to property on right past river crossing				
	<b>Inside City Limits</b> Y	<b>City Zoning</b> C1	<b>County Zoning</b>	<b>Zoning Description</b> WCGB	

**Remarks** This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 100,000. The Seller is Retiring her Dance Shoes and will review the Highest Offer on Thursday, April 17 at 3 pm. There will be Three Sunday Open House Dates to view the property on March 30, April 5 and April 13 from (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> This 4,360 sqft Brick Commercial Building on 0.56 acres has Loads of Potential ! Great for a future Corporate Office w/ Private Suites or Call Center w /cubicles. Start your Medical / Dental Practice with this excellent floorplan, or Investment Property with Multiple Rental Units for Retail Shopping Experiences. Enter into the 24' x 40 Lobby Area w/multiple seating areas great for a waiting room. Off the lobby are a Men's & Women's Restrooms with Multiple Stalls, a Private Office and Additional Utility Room. Three Existing Dance Studios with private entrances: (2) are 30'x40' with 3/4 " poly flooring and (1) is 16'x40' with 3/4" poly flooring. Paved Parking lot with 28 spaces and Great Location close to town with AADT Traffic Count of 12,102 in 2024. Two (2) High Efficiency HVAC Systems w/thermostats and a Fire Protection Sprinkler System with Shambaugh & Sons Service Contract and 200 Amp Service. \* Business Option with Purchase of Building to take over the Highly Accredited and National Championship Dance Studio with 70 current students if that is your Dream.

Sec 58	Lot	Township	Noble	Zoning	Lot Ac/SF/Dim	0.560 / 24,394 / 120 x 205					
Year Built	2007	New	No	Years Established	2007	Exterior	Brick	Bsmt/Fndn	Slab		
Const Type	Brick			Total # Bldgs	1			Stories	1.0	Total Restrooms	2
Bldg #1 Total Above Gd SqFt			4,356	Total Below Gd SqFt	0			Story	1	Finished Office SqFt	800
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt				Story		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	0	
Interior Walls	Drywall			Parking	Lot, Paved				Water	City	
Flooring	Vinyl			Equipment	No				Well Type		
Road Access	City			Enterprise Zone	Yes				Sewer	City	
				Currently Leased	No				Heating/Fuel	Gas, Forced Air	
Virtual Tour	Unbranded Virtual Tour								Cooling	Central Air	
									Burglar Alarm	No	
SALE INCLUDES	Building, Business, Furniture, Land, Inventory										
INTERNAL ROOMS	Office, Other										
SPECIAL FEATURES	Office Space, Public Restrooms, Reception Area										
PROPERTY USE	Vacant-Best for Owner/Usr, Bus. Included w/Property										

<b>Water Name</b>	<b>Lake Type</b>	<b>Water Access</b>
<b>Water Features</b> None		

<b>Financing: Proposed</b> Cash, Conventional	<b>Exemption</b>	<b>Year Taxes Payable</b> 2024
<b>Annual Taxes</b> \$6,381.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> June 1st, 2025
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-356-3911		

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>		
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>		

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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