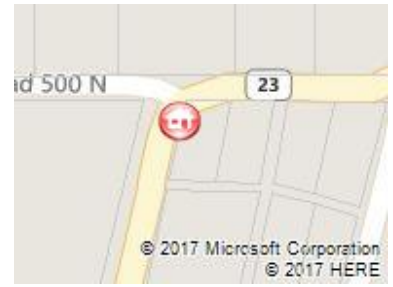


ALL FIELDS CUSTOMIZABLE



MLS # 201711722
Class COMMERCIAL
Property SubType Retail
Area Starke County
Listing Price \$23,000
Address 9955 SR 23
Unit #
City Grovertown
State IN
Zip 46531
Status Sold
Sale/Rent For Sale
IDX Include Y



GENERAL

REO Y/N	No	Original MLS #	
Association ID	North Central IN Assoc. of Realtors	Zip Code	46531
Zip + 4		Parcel# ID	75-03-27-202-004.000-009
Parcel ID 2		Parcel ID 3	
State ID		Platted Y/N	Yes
Township	Oregon	Grid	
Special Listing Cond.	None	Planned Unit Dev. Y/N	No
Subdivision		Cross Street	
Cap Rate		Auction Y/N	No
Auction Reserve Price \$		Auction Date	
Auction Time		Auctioneer Name	
Auctioneer License #		Auction Comments	
Publish to Internet	Yes	Show Addr to Public	Yes
Show Comments on Internet	Yes	Allow AVM on Internet	Yes
Buyer Broker Compensation	3%	Variable Rate Y/N	No
Listing Date	3/22/2017	Expiration Date	9/30/2017
Contract Type	Exclusive Right to Sell	Legal Description	Grov Orig Lot 4 Blk 2.
Legal Description 2		Legal Description 3	
Additional MLS Numbers		Section Number	
Lot Number		Zoning	C Commercial/Commercial District
Zoning Description		Lot Dimensions	66x132
Approx. Lot Size SqFt	8,712	Approx. Lot Size Acres	0.2000
Square Footage Source		Price per Acre	\$30,000.00
Age	30	Year Built	1987
New Construction	No	Years Established	
Construction Type 1	Wood Frame	Construction Type 2	
Number of Buildings	2	Stories	1.0
Bldg1 Above Grd SqFt	1,056	Bldg1 Below Grd SqFt	0
Bldg1 Story	1	Bldg1 Fin. Office SqFt	200
Bldg2 Above Grd SqFt		Bldg2 Below Grd SqFt	
Bldg2 Story		Bldg2 Fin. Office SqFt	
Bldg3 Above Grd SqFt		Bldg3 Below Grd SqFt	
Bldg3 Story		Bldg3 Fin. Office SqFt	
Total AG SqFt	1,056	Business Name	
Known UG Strge Tanks Y/N		Knwn Soil/Oth Cntmin. Y/N	
Total Restrooms	1	Building Height	
Interior Height	8	Ceiling Height	8
Column Spacing	Unknown	Short Sale Y/N	No
Parking	No	Parking Type	
# of Parking Spaces		Traffic Count	
Lighted Intersection Y/N		Lighted Parking Y/N	
Road Access	State	Road Surface	
Ingress/Egress	None	Security Gate Y/N	
Waterfront Y/N	No	Water Type	
Water Access		Water Frontage	
Channel Frontage		Water Name	

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GENERAL

Lease Available Y/N		Currently Leased Y/N	No
Lease Term Remaining	None	Water Heater Y/N	Yes
Water Softener Y/N	No	Equipment Y/N	No
Burglar Alarm Y/N	No	Smoke/Fire Alarm Y/N	Yes
Sprinkler System Y/N	No	Security Light Y/N	No
Signs Y/N	No	Sign Type	
Fire Doors Y/N	No	# of Docks	
Other		Enterprise Zone	No
Tax Abatement	No	Occupancy Comments	
Owner Name	Robarts	Showing Instructions	
Sched. Shwng by Email Y/N		Email Address	
Lockbox Type	Mechanical/Combo	Lockbox Location	Front Door
Excluded Party	None	Off Market Date	7/1/2017
Associated Document Count	1	Agent Hit Count	25
Client Hit Count	6	Cumulative DOM	101
Branded Virtual Tour Mapping	Branded Virtual Tour	Unbranded Virtual Tour	Unbranded Virtual Tour
Update Date	7/13/2017	Tax ID	
HotSheet Date	7/13/2017	Status Date	7/13/2017
Input Date	3/23/2017 11:07 AM	Price Date	7/13/2017
Original Price	\$42,500	General Date	7/1/2017

FEATURES

BASEMENT/FOUNDATION	SALE INCLUDES	ROOF MATERIAL	WATER UTILITY
None	Building	Asphalt	Well
HEATING/FUEL	Land	INTERIOR WALLS	SEWER
Gas	FIRE PROTECTION	Drywall	Septic
COOLING	Township	FLOORING	SPECIAL FEATURES
None		Concrete	110 Volts
EXTERIOR		PARKING	DOCUMENTS AVAILABLE
Wood		Garage	None

FINANCIAL

Annual Taxes	\$675.70	Year Taxes Payable	2016
Assessed Value \$		Owner RE License Y/N	No
Agent/Owner Related Y/N	No	Possession	DOC
Other Fees \$		Other Fee Description	
Franchise Fee		% Fee for Franchise	
Gross Monthly Rent		Gross Monthly Expenses	

SOLD STATUS

How Sold	Cash	Selling Price	\$6,000
Closing Date	7/13/2017	Pending Date	7/1/2017
Type of Sale	Traditional	Total Concessions Paid	\$0.00
NonMLS Sales Agent		NonMLS Sales Office	
SP/LP%	26.09	Sold/Concession Remarks	

MARKETING REMARKS

Remarks Here is your opportunity to purchase your own Commercial property and start your own business. Several overhead doors give you easy access to different areas of the building. Office space in the center of the building. Half bath near office area.

AGENT REMARKS

Agent Remarks

PRIVATE REMARKS

Private Remarks

DIRECTIONS TO PROPERTY

Directions to Property Follow US 30 to SR 23, turn north. Property on the corner of SR 23 & 500 N; watch for sign.

PERSONAL PROP. INCLUDED

Personal Prop. Included

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