

Property Type COMMERCIAL **Status** Active **CDOM** 24 **DOM** 24 **Auction** No
MLS 202426913 7606 N Roanoke Road Huntington IN 46750 **Stat...** Active **LP** \$599,900

Area Huntington County **Parcel ID** 35-01-27-100-024.500-006 **Type** Other/Unknown
Cross Street **Age** 28
REO N **Short Sale** No
Legal Description 004-00245-00 PT FR & NE SEC 27 & MAHON LOTS 96, 98 & 100 TOTAL 4.88A
Directions Enter address into Google maps.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Secure your future with this well-maintained, partially occupied portfolio with significant room for growth and development possibilities on its sprawling 4.88 acres! Generate income from 8 apartments plus a separate 3-bed/2-bath modular home. Recent upgrades include new coin-operated laundry, water heaters, commercial water softener, well, exterior lighting, plus all new plumbing, electrical, 2 new furnaces & HVAC systems. Many units have been renovated including LVP flooring, updated cabinets, kitchen appliances, dishwashers (in select units), and fresh paint. The property also includes two detached garages for storage or additional parking options and added income. With easy access to nearby parks, walking trails at Camp Timber Lake, and the Two-EEs Winery, this property is prime for expanding the existing complex or utilizing the land for further income generation (subject to zoning approval). Don't miss this opportunity to own a well-established income property with significant upside potential in Huntington County. See additional photos & floor plans here: <https://arthomephoto.aryeo.com/sites/beepongw/unbranded>

Agent Remarks **PRELIMINARY TITLE ORDERED THROUGH TRADEMARK TITLE. SELLER TO CHOOSE TITLE. EARNEST MONEY TO BE HELD BY TRADEMARK TITLE.** Buyer to verify all measurements and zoning. Send offers to jordan@jordanwildman.com & operations@jordanwildman.com.

Sec L... 9698 **Township** Jackson **Lot Ac/SF/Dim** 4.8800 / 212,573 / 785 x 296 x 550 x 75 **Src** ↑
Year Built 1996 **Age** 28 **New** No **Years Established** **Exterior** Block **Foundation** Crawl
Const Type Block **Total # Bldgs** 5 **Stories** 1.0 **Total Restrooms** 10
Bldg #1 Total Above Gd SqFt 5,504 **Total Below Gd SqFt** 0 **Story** 1 **Finished Office SqFt** 0
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** **Township** **Fire Doors** No

Bldg Height **Roof Material** Shingle **Int Height** 7-8
Interior Walls Block **Ceiling Height** 7-8 **Column Spcg** N/A
Flooring Carpet, Vinyl **Parking** Paved **Water** Well
Road Access County **Equipment** Yes **Well Type**
Currently Lsd Yes **Enterprise Zone** No **Sewer** Septic
Fuel / Gas, Forced Air

SALE INCLUDES Building, Land, Lease
SPECIAL FEATURES Living Space, Other
PROPERTY USE Investment Property

Heating
Cooling Central Air
Burglar Alarm No
Channel Frtg
Water Frtg

Water Access **Water Name** **Lake Type**
Water Features

Auction No **Auctioneer Name** **Auctioneer License #**
Occupancy Tenant occupied. **Owner Name**
Financing: Existing **Proposed** Other **Excluded Party** None
Annual Taxes \$2,622.... **Exemption** **Year Taxes Payable** 2024 **Assessed Value \$**
Is Owner/Seller a Real Estate Licensee No **Possession** At Closing
List Office eXp Realty, LLC - Off: 888-611-3912 ext. 101 **List Agent** Jordan Wildman - Home: 260-498-0384
Agent ID RB19001056 **Agent E-mail** jordan@jordanwildman.com
Co-List Office **Co-List Agent**

Showing Instr M-Sat 12-5pm with 24 hour notice. Schedule via ShowingTime.
List Date 7/19/2024 **Exp Date** 3/31/2025 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Y... **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**
Virtual Tour Unbranded Virtual Tour **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 24

Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**
Co-Sell Office **Co-Selling Agent**

Presented by: Jordan Wildman - Home: 260-498-0384 / eXp Realty, LLC - Off: 888-611-3912 ext. 101

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