

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>Auction</b> No
<b>MLS #</b> 202620973	602 S Jefferson Street	Huntington IN 46750
<b>Status</b> Active	<b>LP</b> \$350,000	
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-05-14-300-241.500-005	<b>Type</b> Mixed Use
<b>Cross Street</b>	<b>Lot Sz Acr</b> 0.3900	<b>Lot Sz SqFt</b> 16,988
<b>Subdivision</b> Kitts	<b>Age</b> 56	
<b>Legal Description</b> 014-02415-00 KITTs SUB LOT 1, PT LOT 2 & 2/3 OF LOT 2		
<b>Directions</b> Go south on Jefferson from courthouse, property on right.		
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>
		<b>Zoning Description</b>



**Remarks** This property was a working gas station and repair shop; gas tanks have been removed. The property is now a repair shop and a U-Haul rental center. The tanks can be reinstalled and the station can reopen. There are documents pertaining to tank removal and clean up available to review. This is an opportunity to own a Huntington landmark and create a profitable business. Financials available upon request.

<b>Sec</b> 14	<b>Lot</b> 1	<b>Township</b> Huntington	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.390 / 16,988 / 180 x 180
<b>Year Built</b> 1970	<b>New</b> No	<b>Years Established</b> 1970	<b>Exterior</b> Block, Brick	<b>Bsmt/Fndn</b> Slab
<b>Const Type</b> block	<b>Total # Bldgs</b> 1	<b>Stories</b> 1.0	<b>Total Restrooms</b>	1
<b>Bldg #1 Total Above Gd SqFt</b> 1,798	<b>Total Below Gd SqFt</b> 0	<b>Story</b> 1	<b>Finished Office SqFt</b>	125
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Location</b>	<b>Fire Protection</b> City	<b>Fire Doors</b> No		
<b>Water Frtg</b>	<b>Roof Material</b> Metal	<b>Interior Height</b> 14'		
<b>Bldg Height</b>	<b>Ceiling Height</b> 14'	<b>Column Spacing</b> 0		
<b>Interior Walls</b> Block	<b>Parking</b> Lot	<b>Water</b> City		
<b>Flooring</b> Concrete	<b>Equipment</b> No	<b>Well Type</b>		
<b>Road Access</b> City	<b>Enterprise Zone</b> No	<b>Sewer</b> City		
	<b>Currently Leased</b> No	<b>Heating/Fuel</b> Gas, Forced Air		
<b>Virtual Tour</b>		<b>Cooling</b> Central Air		
		<b>Burglar Alarm</b> Yes		

**SALE INCLUDES** Building, Business, Furniture, Land  
**INTERNAL ROOMS** Office, Storage, Workroom  
**SPECIAL FEATURES** 110 Volts, 220 Volts, Single Phase  
**ENVIRON. REPORTS AVAIL.** Phase 1 Report, Undrgrd Strg Tnk Rmvl Rpt, Remediation Report  
**PROPERTY USE** Bus. Included w/Property

<b>Water Name</b>	<b>Lake Type</b>	<b>Water Access</b>
<b>Water Features</b>		
<b>Financing: Proposed</b> Cash, Contract, Conventional	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2025
<b>Annual Taxes</b> \$3,510.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> DOC
<b>List Office</b> Ness Bros. Realtors & Auctione - 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 & Auctione - Off: 260-356-3911  
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