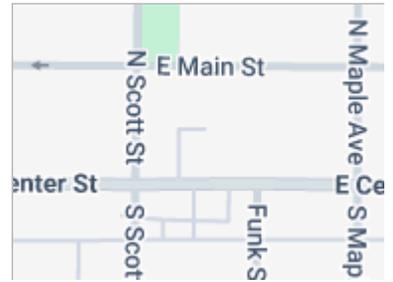


**ALL FIELDS DETAIL**



Side Of Structure

**MLS #** 202608993  
**Class** COMMERCIAL  
**Property SubType** Office  
**Area** Kosciusko County  
**Listing Price** \$569,000  
**Address** 1015 E Center Street  
**Unit #**  
**City** Warsaw  
**State** IN  
**Zip** 46580  
**Status** Active  
**Sale/Rent/Auction** For Sale



**GENERAL**

<b>REO Y/N</b>	No	<b>Original MLS #</b>	
<b>List Agent</b>	Kathy Hamman - Cell: 574-551-9492	<b>Listing Office 1</b>	RE/MAX Results - Main: 574-269-6911
<b>Co-List Agent</b>		<b>Co-List Office</b>	
<b>Association ID</b>	Kosciusko BOR	<b>Zip Code</b>	46580
<b>Zip + 4</b>		<b>Parcel# ID</b>	43-11-09-300-672.000-032
<b>Parcel ID 2</b>		<b>Parcel ID 3</b>	
<b>State ID</b>		<b>Platted Y/N</b>	Yes
<b>Township</b>	Wayne	<b>Special Listing Cond.</b>	None
<b>Planned Unit Dev. Y/N</b>	No	<b>Subdivision</b>	None
<b>Cross Street</b>		<b>Cap Rate</b>	
<b>Auction Y/N</b>	No	<b>Auction Reserve Price \$</b>	
<b>Auction Start Date</b>		<b>Auction Time</b>	
<b>Auctioneer Name</b>		<b>Auctioneer License #</b>	
<b>Auction Comments</b>		<b>Publish to Internet</b>	Yes
<b>Show Addr to Public</b>	Yes	<b>Show Comments on Internet</b>	Yes
<b>Allow AVM on Internet</b>	Yes	<b>IDX Include</b>	Y
<b>Listing Date</b>	3/18/2026	<b>Expiration Date</b>	6/30/2026
<b>Contract Type</b>	Exclusive Right to Sell	<b>Legal Description</b>	004-047-075 Lot 2 Exc N 120' Boss Add
<b>Additional MLS Numbers</b>		<b>Section Number</b>	
<b>Lot Number</b>		<b>City Zoning</b>	R2
<b>County Zoning</b>		<b>Zoning Description</b>	
<b>Lot Dimensions</b>	312 x 180	<b>Approx. Lot Size SqFt</b>	23,958
<b>Approx. Lot Size Acres</b>	0.5500	<b>Square Footage Source</b>	
<b>Price per Acre</b>	\$1,034,545.45	<b>Age</b>	166
<b>Year Built</b>	1860	<b>New Construction</b>	No
<b>Years Established</b>		<b>Construction Type 1</b>	Sitebuilt
<b>Construction Type 2</b>		<b>Number of Buildings</b>	2
<b>Stories</b>	2.0	<b>Bldg1 Above Grd SqFt</b>	4,476
<b>Bldg1 Below Grd SqFt</b>	534	<b>Bldg1 Story</b>	2
<b>Bldg1 Fin. Office SqFt</b>	4,476	<b>Bldg2 Above Grd SqFt</b>	1,046
<b>Bldg2 Below Grd SqFt</b>	0	<b>Bldg2 Story</b>	1
<b>Bldg2 Fin. Office SqFt</b>		<b>Bldg3 Above Grd SqFt</b>	
<b>Bldg3 Below Grd SqFt</b>		<b>Bldg3 Story</b>	
<b>Bldg3 Fin. Office SqFt</b>		<b>Total AG SqFt</b>	5,522
<b>Business Name</b>		<b>Known UG Strge Tanks Y/N</b>	
<b>Knwn Soil/Oth Cntmin. Y/N</b>		<b>Total Restrooms</b>	3
<b>Auction Message</b>		<b>Interior Height</b>	10'
<b>Ceiling Height</b>	10'	<b>Column Spacing</b>	N/A
<b>Short Sale Y/N</b>	No	<b>Parking</b>	Yes
<b>Parking Type</b>	private	<b># of Parking Spaces</b>	20
<b>Traffic Count</b>		<b>Lighted Intersection Y/N</b>	
<b>Lighted Parking Y/N</b>		<b>Road Access</b>	City
<b>Road Surface</b>		<b>Ingress/Egress</b>	Asphalt
<b>Security Gate Y/N</b>		<b>Waterfront Y/N</b>	No
<b>Water Type</b>		<b>Water Access</b>	
<b>Water Frontage</b>		<b>Channel/Canal Frontage</b>	

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**GENERAL**

<b>Water Name</b>		<b>Lease Available Y/N</b>	No
<b>Currently Leased Y/N</b>	No	<b>Lease Term Remaining</b>	N/A
<b>Water Heater Y/N</b>	Yes	<b>Water Softener Y/N</b>	No
<b>Equipment Y/N</b>	No	<b>Burglar Alarm Y/N</b>	Yes
<b>Smoke/Fire Alarm Y/N</b>	Yes	<b>Sprinkler System Y/N</b>	No
<b>Security Light Y/N</b>	No	<b>Signs Y/N</b>	Yes
<b>Sign Type</b>	Attached Building Signs	<b>Fire Doors Y/N</b>	No
<b># of Docks</b>		<b>Other</b>	
<b>Enterprise Zone</b>	No	<b>Tax Abatement</b>	No
<b>Occupancy Comments</b>		<b>Owner Name</b>	Byers
<b>Showing Instructions</b>	Schedule Thru Showing Time	<b>Sched. Shwng by Email Y/N</b>	
<b>Email Address</b>		<b>Lockbox Type</b>	Mechanical/Combo
<b>Lockbox Location</b>	Back Door	<b>Excluded Party</b>	None
<b>Off Market Date</b>		<b>Associated Document Count</b>	3
<b>Agent Hit Count</b>	18	<b>Client Hit Count</b>	4
<b>Cumulative DOM</b>	1	<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	3/19/2026
<b>Status Date</b>	3/19/2026	<b>HotSheet Date</b>	3/19/2026
<b>Price Date</b>	3/19/2026	<b>Input Date</b>	3/19/2026 8:09 AM
<b>Original Price</b>	\$569,000	<b>Zoning</b>	
<b>Sold Info: Place of Fin.</b>		<b>Tax Code</b>	
<b>Agent Voice Mail</b>		<b>Road Frontage Description</b>	
<b>Co List Agent Verification</b>	No	<b>Online Auction Y/N</b>	
<b>Send to Homes.com</b>		<b>Send to ListHub</b>	
<b>Send to Realtor.com</b>		<b>Send to Zillow</b>	
<b>Send to Trulia</b>		<b>Seller Concessions Offer Y/N</b>	
<b>Well Type</b>		<b>Inside City Limits</b>	Yes
<b>REO Buyer Restriction</b>		<b>Basement Y/N</b>	Yes
<b>FIPS Code</b>	18085	<b>Excluded from Sale</b>	
<b>Listing Facilitator</b>		<b>Price per SqFt</b>	103.04
<b>Auction End Date</b>		<b>Last Photo Update Date</b>	
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	30
<b>Days On Market</b>	1	<b>Price Per SQFT</b>	
<b>Sold Price Per SQFT</b>		<b>Auction Location</b>	
<b>Input Date</b>	3/19/2026 8:09 AM	<b>Update Date</b>	3/19/2026 10:29 AM
<b>Unique Property Identifier</b>		<b>RESO Universal Property Identifier</b>	
<b>Start Showing Date</b>		<b>Contract Begins Date</b>	
<b>Seller Concession Amount \$</b>		<b>Lake Type</b>	
<b>Concession Paid By</b>		<b>Floor Plans Count</b>	0
<b>Floor Plans Update Date</b>		<b>Original List Agent</b>	Kathy Hamman - Cell: 574-551-9492
<b>Original Selling Agent</b>		<b>List Team</b>	
<b>Sell Team</b>			

**FEATURES**

<b>BASEMENT/FOUNDATION</b>	<b>INTERIOR WALLS</b>	<b>SPECIAL FEATURES</b>	<b>FENCE</b>
Crawl	Drywall	220 Volts	Chain Link
Partial Basement	Other	Basement	<b>LOCATION</b>
<b>HEATING/FUEL</b>	<b>FLOORING</b>	Office Space	City
Gas	Carpet	Reception Area	<b>CABLE COMPANY</b>
Forced Air	Laminate	Cable	Comcast/Xfinity
<b>COOLING</b>	Wood	<b>EXISTING FINANCING</b>	<b>DRIVEWAY</b>
Central Air	Vinyl	None	Asphalt
<b>EXTERIOR</b>	<b>PARKING</b>	<b>PROPOSED FINANCING</b>	<b>ELECTRIC COMPANY</b>
Brick	Gravel	Cash	NIPSCO
<b>SALE INCLUDES</b>	Off-Street	Conventional	<b>GAS COMPANY</b>
Building	Paved	<b>EXEMPTIONS</b>	NIPSCO
Land	<b>WATER UTILITY</b>	No Exemptions	<b>WATER COMPANY</b>
<b>FIRE PROTECTION</b>	City	<b>DOCUMENTS AVAILABLE</b>	Indiana American Water Co
City	<b>SEWER</b>	Aerial Photo	
<b>ROOF MATERIAL</b>	City	Floor Plan	
Shake		LBP Form	
		<b>PRESENT USE</b>	
		Professional	

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**FINANCIAL**

<b>Annual Taxes</b>	\$6,169.44	<b>Year Taxes Payable</b>	2025
<b>Assessed Value \$</b>		<b>Owner RE License Y/N</b>	No
<b>Agent/Owner Related Y/N</b>	No	<b>Possession</b>	DOC
<b>Other Fees \$</b>		<b>Other Fee Description</b>	
<b>Franchise Fee</b>		<b>% Fee for Franchise</b>	
<b>Gross Monthly Rent</b>		<b>Gross Monthly Expenses</b>	

**SOLD STATUS**

<b>How Sold</b>	<b>Selling Price</b>
<b>Closing Date</b>	<b>Pending Date</b>
<b>Type of Sale</b>	<b>Total Concessions Paid</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Co-Selling Agent</b>	<b>Co-Selling Office</b>
<b>NonMLS Sales Agent</b>	<b>NonMLS Sales Office</b>
<b>SP/LP%</b>	<b>Sold/Concession Remarks</b>

**MARKETING REMARKS**

**Remarks** Located on East Center Street in Warsaw, this high-visibility property offers exceptional versatility and opportunity. Originally constructed as a stately 4,400+ sq. ft. brick residence, it has served as a professional office for the past 50 years. Zoned R-2, the property presents a wide range of potential uses, including conversion back to an historic single-family home featuring a grand staircase and a striking (currently non-working) fireplace; professional office space (ideal for insurance, legal, or real estate use); retail; or multi-family living with up to three units. With three separate front entrances, the layout also lends itself perfectly to a live/work arrangement-occupy one side while operating a business or studio in the other. Interior features include two front staircases, a rear staircase, and three (possible four) half baths (with potential to readily convert one to a full bath). The west-side north room includes a dedicated A/C setup with its own thermostat, previously used for server equipment. Additional amenities include a partial basement for storage and a detached maintenance garage with office space. The property is equipped with a natural gas whole-building generator with automatic transfer switch, Cat 5 wiring throughout, in-room speaker wiring, Metronet underground fiber, separate HVAC systems for each side, and a security system covering both the main building and garage. Outside, enjoy easy ingress and egress off Center Street via a shared circular driveway and the rare benefit of 20 private parking spaces. There's also a private gravel egress on the west side. Priced below recent appraisal, this unique property is ideally positioned in a prime Warsaw location with endless possibilities.

**AGENT REMARKS**

**Agent Remarks** Property to be sold As Is. Buyer will be responsible for obtaining any zoning/use variances necessary for their intended use.

**DIRECTIONS TO PROPERTY**

**Directions to Property** From Warsaw, E on Center St to sign on North side of street

**PERSONAL PROP. INCLUDED**

**Personal Prop. Included** Refrigerator

**ADDITIONAL PICTURES**



Reception Area (East Side)



Main Level (East Side)



Fireplace



Main Level (East Side)



Main Level (East Side)



Main Level (East Side)



Front Stairway (East Side)



Front Stairway

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Main Level (West Side)



Main Level (West Side)



Main Level (West Side)



Main Level (West Side - Former Server Room)



Main Level (West Side - Former Server Room)



Upper Level



Upper Level (East Side)



Upper Level (East Side)



Upper Level (East Side)



Upper Level - Kitchen (West Side)



Upper Level - Kitchen (West Side)



Half Bath - Upper Level



Aerial View



Aerial



East Side of Building



Front View



West Side and Additional Parking



West Side Private Egress



Front (Showing 3 Entrances)



Back of Building



Garage (With Office)

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