



Unbranded Virtual Tour



Elkhart **46516**
 Listing Price **\$300,000**
 MLS # **202409845**
 Area **Elkhart County**
 Listing Date **3/25/2024**
 Expiration Date **9/20/2024**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**

Associated Document Count **0**
 Status **Active**
 Start Showing
 Selling Price
 Pending Date
 Closing Date
 DOM **52**
 Total Conc Paid
 How Sold

Property Information

Waterfront Y/N **No**
 City Zoning
 County Zoning
 Total AG SqFt **0**
 Lot Dimensions **1.14**
 Business Name
 # of Parking Spaces
 Total Restrooms **0**
 Number of Buildings **1**
 Lockbox Type **None**
 Lockbox Location **None**

Security Gate Y/N
 Lighted Parking Y/N
 Lighted Intersection Y/N
 Security Light Y/N **Yes**
 Fire Doors Y/N **No**
 Signs Y/N **Yes**
 Known UG Strge Tanks Y/N
 Kwn Soil/Oth Cntmin. Y/N
 Equipment Y/N **Yes**

Burglar Alarm Y/N **Yes**
 Smoke/Fire Alarm Y/N **No**
 Sprinkler System Y/N **No**

Taxes

Annual Taxes **\$2,666.90**
 Year Taxes Payable **2023**

Lease Terms

Currently Leased Y/N **No**
 Lease Available Y/N
 Lease Term Remaining **None**

Disclaimers

Buyer Broker Compensation **3%**
 Variable Rate Y/N **No**
 Excluded Party **None**
 Agent/Owner Related Y/N **No**
 Owner RE License Y/N **No**

Building 1	Building 2	Building 3
0		
0		
0		
1		

Directions and Remarks

Directions to Property **Main St in Elkhart**

Remarks **Busy car wash on Main St. with 6 self serve bays (one with elevated platforms for bigger trucks, trailers and RV's) , vacuums . Sits on 1.14 acre. Newer card readers. Security system. All equipment is included.**

Other Features

BASEMENT/FOUNDATION **None**
 HEATING/FUEL **None**
 COOLING **None**
 EXTERIOR **Concrete**
 SALE INCLUDES **Building, Business, Inventory**
 FIRE PROTECTION **City**
 ROOF MATERIAL **Metal**
 INTERIOR WALLS **Block**
 FLOORING **Concrete**
 PARKING **None**
 WATER UTILITY **City**
 SEWER **City**

SPECIAL FEATURES **None**
 DOCUMENTS AVAILABLE **Other**
 PRESENT USE **Other**

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