

Property Type COMMERCIAL	Status Active	CDOM 372	DOM 5	Auction No
MLS 202447397	1770 S Wabash Street	Wabash	IN 46992	Statu Active LP \$480,000



Area Wabash County	Parcel ID 85-14-58-302-053.000-009	Type Retail
Cross Street	Age 57	
REO N	Short Sale No	
Legal Description SE COR NW1/4 SW1/4 RES 18-27-6 1.64AC		
Directions Intersection of SR 15 & SR 13 on south Wabash St.		
Inside City Limits	City Zoning	County Zoning
		Zoning Description

Remarks Motivated Seller – Prime Commercial Property Opportunity in Wabash County. This is a rare opportunity to acquire commercial property and land in a highly sought-after location in Wabash County. Situated at the intersection of SR 15 and SR 13, the property benefits from high daily traffic volume, offering excellent visibility and the potential to drive significant business growth. The existing 4,650 sq. ft. building provides a flexible space that can be customized to suit a variety of uses, including retail, office, storage, or a combination of all three. The building was previously home to Kitchen's Plus for many years, making it well-suited for a wide range of commercial operations. In addition to the building, the property includes 1.64 acres of land, providing ample space to develop your ideal business layout or expand as needed. Key features of the property include a durable metal roof, private parking, two half baths, and numerous rooms ready for customization to meet your business needs. This prime location and versatile property offer tremendous potential to enhance your real estate portfolio. Don't miss out on the opportunity to bring your vision to life in one of the most desirable commercial areas in Wabash County.

Agent Remarks Motivated Seller!! Previous tenant is planning to remove all kitchen cabinets, countertops, and appliances prior to closing, unless it becomes negotiated in the offer. Lockbox is on the far right door of the building. Keys open doors on the far left of the building. All measurements to be verified by buyers agent. There is an updated survey currently at the property hanging on the wall in the far north room closest to the new Kitchens Plus building. Property is part of an

Sec	Lo	Township	Noble	Lot Ac/SF/Dim	1.6400 / 71,438 / 1.64 ac	Src
Year Built 1967	Age 57	New No	Years Established	Exterior Block, Wood	Foundation Slab	
Const Type Block	Total # Bldgs 1	Total Below Gd SqFt 0	Stories 1.0	Total Restrooms 2		
Bldg #1 Total Above Gd SqFt 4,650	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 City	Fire Doors No				
Bldg Height	Roof Material Metal	Int Height 10-12 ft.				
Interior Walls Block, Drywall, Wood	Ceiling Height 7-8 ft.	Column Spcg Unknown				
Flooring Concrete, Laminate, Vinyl Tile	Parking Off-Street, Paved	Water City				
Road Access State	Equipment No	Well Type				
Currently Lsd No	Enterprise Zone No	Sewer City				

SALE INCLUDES Building, Land

SPECIAL FEATURES Single Phase, Display Window(s), Public Restrooms

Water Access	Water Name	Lake Type
Water Features		
Auction No	Auctioneer Name	Auctioneer License #
Occupancy	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$10,449.	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 24	Possession DOC
List Office Terrell Realty Group, LLC - Main: 260-563-7478	List Agent Payton T Deeter - Cell: 260-571-4407	
Agent ID RB22001705	Agent E-mail deeterpt07@gmail.com	
Co-List Office	Co-List Agent	
Showing Instr		
List Date 12/17/2024	Exp Date 12/10/2025	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Seller Concessions Offer Y/N	Seller Concession Amount \$	Allow AVM Ye
Virtual Tour Unbranded Virtual Tour		Show Comments Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Sold/Concession Remarks	
Sell Office	Sell Agent	
Co-Sell Office	Co-Selling Agent	
Presented by: Payton T Deeter - Cell: 260-571-4407	/	Terrell Realty Group, LLC - Main: 260-563-7478

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.