



Number Of Units Total:	1	Sub-Type:	Business
Building Area Total:	3,336	Zoning Description:	California
Building Area Source:	Assessor	Township:	None
Stories:	0	Subdivision Name:	1.9
Property Attached YN:		Lot Size Acres:	82,764
Accessibility Features YN:		Lot Size Source:	Assessor
Basement YN:	No	Parking Total:	20
Common Interest:		Waterfront YN:	No
Exclusions:		Water Body Name:	
Year Built:	2001		
Year Built Details:			
Historical MLS number:			

**Public Remarks:** LARGE COMMERCIAL BUILDING BETWEEN KNOX AND NORTH JUDSON - Excellent opportunity. Previously an established retail pet store, but many other possibilities. 3,336 Square Feet of heated space. Built in 2001 for retail. Situated on 1.9 acre lot with nearly 350 ft of road frontage and good traffic count. Property also includes a pond and open pasture area along with large parking lot. E Toto Rd across from Dollar General, Knox.

**Directions:** US 35 to Toto Rd. West to Property.

**Cross Street:**

**Latitude:** 41.258821 **Longitude:** -86.694102

**Public Historical Remarks:** Utilities: On, Roof Structure: Pitched

<b>Listing Date:</b> 05/28/2025	<b>Listing Agreement:</b> Exclusive Right To Sell	<b>Status Change Timestamp:</b> 05/28/2025
<b>Active Under Contract:</b>		<b>Original List Price:</b> \$129,900
<b>Purchase Contract Date:</b>	<b>Seller to consider offering concessions:</b>	<b>List Price:</b> \$89,900
<b>Back on Market Date:</b>	<b>Comp Sale YN:</b>	<b>Close Price:</b>
<b>Close Date:</b>	<b>Earnest Money Deposit:</b> \$2,000	<b>Buyer Financing:</b>
	<b>Limited Purchase Contingency:</b>	<b>Concessions:</b>
	<b>Listing Terms:</b> Cash; Conventional	

<b>Auction:</b> No	<b>Tax Annual Amount:</b> \$1,142	<b>Parcel Number:</b> 751006100035100002
<b>Auction Details:</b>	<b>Tax Year:</b> 2024	<b>Add'l Parcels:</b>
	<b>School District:</b>	<b>Add'l Parcels:</b>
	<b>Elementary School:</b>	<b>Desc:</b>
	<b>Middle/Jr School:</b>	<b>Tax Legal</b> Legal Description: PT NW NW
	<b>High School:</b>	<b>Description:</b> S6 T32 R2 1.90A.

<b>Accessibility Features:</b>	<b>Interior Features:</b>
<b>Appliances:</b>	<b>Laundry Features:</b>
<b>Basement:</b>	<b>Lot Features:</b>
<b>Building Features:</b> Private Restrooms; Sheet Rock Ceiling(s); Wood Panel Ceiling(s); Other	<b>Owner Pays:</b> All Utilities
<b>Construction Materials:</b> Vinyl Siding	<b>Parking Features:</b> Gravel
<b>Cooling:</b> Central Air	<b>Possession:</b> Close Of Escrow
<b>Current Use:</b> Commercial; Retail	<b>Possible Use:</b> Commercial; Mixed Use; Office; Place of Worship; Retail; Warehouse; Other
<b>Documents Available:</b>	<b>Public Survey Details:</b>
<b>Electric:</b> 100 Amp Service; 200+ Amp Service	<b>Rail Availability:</b> None
<b>Exemption Information:</b> Exemption YN: No	<b>Roof:</b> Asphalt; Metal; Shingle
<b>Exterior Features:</b> Other	<b>Security Features:</b>
<b>Flooring:</b> Concrete	<b>Sewer:</b> Septic Tank
<b>Foundation Details:</b>	<b>Special Licenses:</b>
<b>Frontage Type:</b>	<b>Special Listing Conditions:</b> None
<b>Green Energy Generation:</b>	<b>Tenant Pays:</b> None
<b>Heating:</b> Natural Gas	<b>Utilities:</b> Electricity Connected; Natural Gas Available; Natural Gas Connected
<b>Income and Expenses:</b> , Electric Expense: \$0, Expense Year: 0 , Gross Income: \$0, Gross Scheduled Income: \$0, Insurance Expense: \$0 , Maintenance Expense: \$0, Manager Expense: \$0, Net Operating Income: \$0, New Taxes Expense: \$0 , Other Expense: \$0 , Professional Management Expense: \$0, Sewer Expense: \$0, Supplies Expense: \$0, Total Actual Rent: \$0, Trash Expense: \$0, Water Expense: \$0	<b>View:</b>
	<b>Water Source:</b> Well
	<b>Waterfront Features:</b>

**Jason Wampler**

**License#: RB14035810**

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