


Property Type	COMMERCIAL		Status	Active	CDOM	20	DOM	20	Auction	No	
MLS	202531623	210 Home Avenue	Churubusco		IN	46723	Statu	Active	LP	\$179,900	
	Area	Whitley County		Parcel ID	92-04-13-000-313.000-010			Type	Mixed Use		
	Cross Street								Age	39	
	REO	N	Short Sale		No						
	Legal Description	PT N2 SW4 EX .588A S13 T32 R10 .6617A									
	Directions	From downtown, head west on Hwy 33 to Home Ave. Turn right to curve and building is on the left.									
Inside City Limits		City Zoning		County Zoning		Zoning Description					

Remarks So much to offer with this property sitting on .66 Acres. This all brick building has 2300 square foot above ground and 2300 sf in the walk out basement. Plenty of space to bring your dream business into reality! There is a very large kitchen with more than enough room to prepare food for large groups or families! 2 bathrooms on each level and a large amount of storage throughout. Ample parking space in both the front and back of the building. Handicap accessible on both levels. 12 X 12 storage shed to house lawn equipment is included. Shipping containers are negotiable. New furnace and A/C installed this year. Stand alone shelving will remain if buyer would like. Contact terms available to qualified buyers. Call agent for more info on contract terms.

Agent Remarks Some photos used from previous listing. Condition of building remains the same. Items in the basement will be removed.

Sec	Lo	Township	Smith	Lot Ac/SF/Dim	0.6617	/	28,450	/	143X230	Src		
Year Built	1986	Age	39	New	No	Years Established			Exterior	Brick	Foundation	Full Basement,
Const Type	Brick			Total # Bldgs	1			Stories	1.0	Total Restrooms	4	
Bldg #1 Total Above Gd SqFt	2,304			Total Below Gd SqFt	2,304			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	Asphalt						Int Height	12'
Interior Walls	Drywall			Ceiling Height	12'						Column Spcg	0
Flooring	Carpet, Concrete			Parking	Lot, Off-Street, Paved						Water	City
Road Access	City			Equipment	No						Well Type	
Currently Lsd	No			Enterprise Zone	No						Sewer	City
											Fuel /	Gas, Forced Air
											Heating	
											Cooling	Central Air
											Burglar Alarm	No
											Channel Frtg	
											Water Frtg	
SALE INCLUDES				Building								
INTERNAL ROOMS				Kitchen, Office, Showroom, Storage, Warehouse, Workroom								
SPECIAL FEATURES				Handicap Access, Public Restrooms								
Water Access				Water Name				Lake Type				
Water Features				None								
Auction	No	Auctioneer Name				Auctioneer License #						
Occupancy				Owner Name								
Financing:	Existing			Proposed	Cash, Contract, Conventional			Excluded Party		None		
Annual Taxes	\$1,019.0	Exemption		Year Taxes Payable			2025	Assessed Value		\$		
Is Owner/Seller a Real Estate Licensee				No		Possession		DOC				
List Office	Minear Real Estate - Off: 260-244-0009				List Agent		Shelly Gaff - Cell: 260-609-3241					
Agent ID	RB14043992			Agent E-mail	shellysellsre@hotmail.com							
Co-List Office				Co-List Agent								
Showing Instr												
List Date	8/9/2025	Exp Date	8/7/2026	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Ye	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell				Special Listing Cond.		None			
Seller Concessions Offer Y/N				No		Seller Concession Amount		\$				
Virtual Tour				Unbranded Virtual Tour				Type of Sale				
Pending Date				Closing Date		Selling Price		How Sold		CDOM 20		
Total Concessions Paid				Sold/Concession Remarks								
Sell Office				Sell Agent				Sell Team				
Co-Sell Office				Co-Selling Agent								
Presented by:				Shelly Gaff - Cell: 260-609-3241				/ Minear Real Estate - Off: 260-244-0009				

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. © 2025 IRMLS. All Rights Reserved.