


Property Type COMMERCIAL	Status Active	Auction Yes		
MLS # 202442809	2379 N Main Street	Bluffton IN 46714	Status Active	LP \$560,800
	Area Wells County	Parcel ID 90-05-22-300-005-011	Type Office	
	Cross Street	Lot Sz Acr 0.5200	Lot Sz SqFt 22,651	Age 5
	Subdivision None	Legal Description 22-27-12 0.52A S 200' OF N 700' OF W 294' SW EX ST RD R/W		
	Directions From Downtown Bluffton head to N Main St., passed Monroe e St. property is on the right side.			
	Inside City Limits	City Zoning	County Zoning	Zoning Description

Remarks **Auction Opportunity: Prime Commercial Building in Bluffton** This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The Bankruptcy Trustee will review the Highest Offer on Wednesday, December 4 @ 3pm. There will be Two Open House dates to view the property on Wed. Nov. 20 (2-3 pm) and Nov. 27 (2-3 pm). <<< Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Discover a fantastic investment opportunity with this modern commercial building built in 2019 and offering over 6,100 sq. ft. of versatile space. Designed to accommodate up to 5 rental units, this property currently includes a tenant under a 4-year lease generating over \$29,000 annually with scheduled rent increases. KEY FEATURES INCLUDE: **5 Rental Units**: Four office suites and a unique 600 sq. ft. heated garage featuring a 26' high ceiling and a 16' x 12' overhead door. **Independently Controlled Heating and Cooling**: Each unit has its own high-efficiency gas furnace, allowing tenants to manage their comfort. **Expansion Potential**: Additional land is available for future growth on-site, offering exciting options for developers. **Prime Location**: Situated St. Rd. 1 on Bluffton's main north-side traffic corridor, with excellent visibility near Lowes, ensuring maximum exposure. **Originally Listed at \$789,000: Starting bid at \$300,000, presenting a tremendous investment opportunity. This property is in impeccable condition and poised to offer solid income potential. Don't miss this chance to bid on a premium asset with growth opportunities!

Sec	Lot	Township	Lancaster	Zoning	Lot Ac/SF/Dim	0.520 / 22,651 / 234 x 84		
Year Built	2019	New	No	Years Established	Exterior	Metal, Stone	Bsmt/Fndn	Slab
Const Type	Site Built		Total # Bldgs	1	Stories	2.0	Total Restrooms	4
Bldg #1 Total Above Gd SqFt	6,142		Total Below Gd SqFt	0	Story	2	Finished Office SqFt	4,832
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		
Water Frtg	Roof Material		Metal	Interior Height		10'16"		
Bldg Height	Ceiling Height		9'	Column Spacing		yes		
Interior Walls	Drywall		Parking	Lot	Water		City	
Flooring	Carpet, Vinyl Tile		Equipment	No	Well Type			
Road Access	City		Enterprise Zone	No	Sewer		City	
			Currently Leased	Yes	Heating/Fuel		Gas, Forced Air	
Virtual Tour			Cooling		Central Air			
			Burglar Alarm		No			

SALE INCLUDES Building, Lease
INTERNAL ROOMS Kitchen, Office, Storage, Workroom
SPECIAL FEATURES Office Space, Public Restrooms, Reception Area

Water Name	Lake Type	Water Access
Water Features		
Financing: Proposed	Exemption	Year Taxes Payable 2023
Annual Taxes \$10,424.7	Is Owner/Seller a Real Estate Licensee No	Possession Day of Closing
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911		
Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	
Seller Concessions Offer Y/N	Seller Concession Amount \$	

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911
 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.