

Listings 09/17/2026

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Property	COMMERCIAL		Stat	Active	CDO	17	DOM	17	Auctio	No
MLS	202635790	157 N River Road		Ligonier	I	46767	Stat	Active	L	\$285,000
	Are	Noble County		Parcel	57-01-21-200-041.000-013			Ty	Office	
	Cross					Ag			5	
	REO	N			Short Sale	No				
	Legal	Sw Cor Se4 Arb Lot 2 Sec 21 .55a; Sw Cor Se4 Arb Lot 1 Sec 21 .64a								
	Directio	From the intersection, head west on US 6 / Lincolnway W. Continue west on US 6 (Lincolnway								
	Inside City	N	City	UN	County	UN	Zoning			

Remarks Investment opportunity with multiple income possibilities! This versatile two-story commercial property sits on 1.19 acres on a desirable corner lot in Ligonier and features a large, private parking lot with easy access for customers, clients, and tenants. The 2,016 sq. ft. main level offers a reception area, spacious 24' x 36' open area, two treatment rooms, private office, breakroom, and 1.5 baths—ideal for a variety of professional or commercial uses. Upstairs is a separate 864 sq. ft. one-bedroom, one-bath apartment with its own private entrance, offering excellent rental income potential. Recent improvements include a new furnace, A/C, and shingled roof. An 8' x 14' storage shed is also included. Zoned Commercial—operate your business downstairs while generating income upstairs, or add this unique

Agent Remarks Equipment and business contents are negotiable. Current healthcare tenants prefer to stay through Dec. 2026/Jan. 2027 but are willing to negotiate. Property has two furnaces. The main-level furnace is new and currently heats/cools the entire building.

Se	L	Townshi	Perry				Lot	1.1900	/ 51,836 /	272 x 250	Sr	N
Year	1970	Ag	56	Ne	No	Years	Exteri	Vinyl	Foundatio	Partial		
Const	Wood Frame					Total #	1		Total		3	
Bldg #1 Total Above Gd				2,880		Total Below Gd	576	Story	2	Finished Office		2,016
Bldg #2 Total Above Gd						Total Below Gd		Story		Finished Office		
Bldg #3 Total Above Gd						Total Below Gd		Story		Finished Office		
Location						Fire	Township, Volunteer			Fire	No	
Bldg Height						Roof Material	Rubber, Shingle			Int Height	10'	
Interior	Drywall					Ceiling	9'			Column	unknown	
Flooring	Carpet, Laminate, Mixed,					Parking	Paved, Private, Other			Water	Private, Well	
Road	County					Equipment	No			Well Type		
Currently Lsd	Yes					Enterprise	No			Sewer	Septic	

SALE INCLUDES Building

SPECIAL FEATURES Basement, Reception Area

PROPERTY USE Investment Property

Water				Lake Type			
Water Features							
Auctio No		Auctioneer Name		Auctioneer License			
Occupancy		Owner		DI-STAC			
Financin Existing		Proposed		Cash, Conventional		Excluded None	
Annual \$1,377		Exemptio		Year Taxes 26/		Assessed	
Is Owner/Seller a Real Estate Licensee No				Possessio Negotiable			
List Re/Max Partners - Main: 574-457-4495		List Agent Taya R Jacobs - Cell: 260-894-1058					
Agent ID RB17001468		Agent tjacobs@ligtel.com					
Co-List		Co-List Agent					
Showing Instr Showings Monday - Friday 5p-8p or Anytime Saturday or Sunday							
List 8/31/202		Exp 12/31/20		Publish to Ye		Show Addr to Ye	
IDX Y		Contract Exclusive Right to Sell		Special Listing		Y Show None	
Seller Concessions Offer				Seller Concession			
Virtual Unbranded Virtual Tour				Type of			
Offer Accepted Date		Closing Date		Selling Price		How Sold CDOM 17	
Total Concessions		Sold/Concession					
Sell		Sell		Sell			
Co-Sell		Co-Selling					
Presented		Taya R Jacobs - Cell: 260-894-1058		/		Re/Max Partners - Main: 574-457-4495	

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