

202420483	Active	418 W Adams Street	Unit #:	Muncie	47305	\$550,000
Area Delaware	Twp Center	Sub Other				
Class COMMERCIAL	/ Other/Unknown					
Yr Built 1920	Business Name					
Listing Cond None	Short Sale No	Reo No				
Auction No	Online Auction					
Reserve \$:						
Start Date	End Date:					
Time:						
Location:						
List Dt 6/5/2024	DOM 7	Original \$550,000				
Possession Negotiable						
Prop Use						
Present Use						
Special Assessments						



List Te... Kramer Group - Ryan: 765-717-2489	Listing Facilitator Jason Lipps Phone: 765-760-4837 Email...	Assoc Doc 0
List Agent Jason Lipps - Cell: 765-760-4837		BBC 3%
Co-Agent		Variable Rate No
Listing Office RE/MAX Real Estate Groups Office: 765-288-0400		

Currently Leased No	Approx Acres 0.7460	Legal De... S S ADD AND ALLEY ADJ Lots 5-6-7...	Franchise Fee
Yrs Established	Lot #		% Fee for Franchise
Total Restroom... 5	Location		Exemptions
Entpz Zone No	Fence	Tax ID	Proposed Financing Types
Inside City Lim... Yes	Cross Street	Parcel ID 18-11-16-226-008.000-003	
City Zoning	Traffic Count	Parcel ID 2 18-11-16-226-001.000-003	
R-5 Residence Zone	Parking Yes # of Spaces	Ann Taxes \$1,188.00 Yr Payable 2023	
County Zoning	Parking Lot, Paved, Private	Assessed Value	
	Type Off street paved parking lot	Other Fees	
Tax Abatement No	Road Access City	Description	Schedule a Showing
New Constr No	Road Surface	Owner RE License Y/N No	LB Location NA
Type 1 Stone		Agent/Owner Related No	LB Type None
Type 2		Sale Includes	Fire Protection
# Blds 1	Exterior	Building	City
Stories:	Stone	Equipment No	Fire Doors No
Bld1 2 Bld2 Bld3	Roof Material	Water Softener Yes Water Heater Yes	Burglar Alarm Yes
Building Height	Asphalt, Flat, Rubber, Shingle	Special Features	Sprinkler System No
Ceiling Height Varies	Foundation	Freight Elevator, Handicap Access	Smoke/Fire Alarm Yes
Column Spacing N?A	Partial Basement, Partially Finished, Slab	Enviromental Reports Available	Sig... Yes
Total AG SqFt 20,230	Heating/Fuel		Other
Bld1 AG SqFt 20,230	Radiator, Other Heating System	Documents Available	Security Light Yes
Bld1 BG SqFt 6,878	Cooling	None	Security Gate
Bld1 Fin Office SF 20,230	Central Air	Excluded from Sale	
Bld2 AG SqFt	Water Utility City		Type Waterfront No
Bld2 BG SqFt	Sewer City		Frontage
Bld2 Fin Office SF	Interior Walls		Na...
Bld3 AG SqFt	Block		Access
Bld3 BGSqFt	Flooring Carpet, Vinyl Tile		Lake Type
Bld3 Fin Office SF	Public Utilities		Features
Prc/SqFt 27.19			
Prc/Acre \$737,265.42			
Internal Rms			
Kitchen, Office, Storage, Workroom, Other			
Agent Views 29			
Client Views 4			
Unbranded Virtual Tour			

Directions West on Adams Street to property on north east corner off Adams and Cherry.

Welcome to your next investment opportunity! This exceptional property offers a multitude of possibilities in a revitalizing location near downtown in a historical neighborhood. Boasting an impressive array of features, this building exudes character and charm with its beautiful architecture and stone exterior. Meticulously maintained, it received a new roof in 2016, ensuring longevity and durability for years to come. Inside, the space is abundant, with a versatile layout that includes a sanctuary capable of accommodating approximately 250 people, expandable with a removable wall. The commercial kitchen, multiple restrooms, library, classrooms, studies, and admin office provide ample facilities for various activities and functions. Additional amenities include an elevator for accessibility, 3 central air/heat pump units, and 2 boiler systems for efficient heating. The large east room, complete with a kitchenette and commercial freezers, is perfect for meetings and events. Currently utilized as a church, this property holds immense potential for a growing congregation seeking a new home or for creative repurposing. Alternatively, it presents a fantastic opportunity for conversion into office space or apartments, capitalizing on its convenient location and abundance of amenities.

Showings can be scheduled during the following times: Monday 10:00 AM to 1:00 PM Tuesday 10:00 AM to 2:00 PM Wednesday 10:00 AM to 2:00 PM Thursday 10:00 AM to 2:00 PM Please contact Jason Lipps at 765-760-4837 to schedule a showing outside of the times listed above. All appliances, furniture, & contents are negotiable.

Auction Comments			
Sell Team	CoSell Agent	Closing Date	
Sell Agent	CoSell Office	Selling Price	
Sell Office			
How Sold	Type	SP/LP%	Conc Pd
			Sold/Conc Rmks

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.