

Listings 09/17/2026

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Property	COMMERCIAL	Stat	Active	CDO	0	DOM	0	Auctio	No
MLS	202638594	104 W Main Street	Albion	I	46701	Stat	Active	L	\$169,000
	Are	Noble County	Parcel	57-13-24-100-015.000-002	Ty	Retail	Ag	1	
	Cross								
	REO	N	Short Sale	No					
	Legal	OP 22' BY PAR LINE OFF W SIDE LOT 102							
	Directio	Head North on State road 9 and turn left at stoplight. 2nd building on left. Use google or Apple							
	Inside City	City	County	Zoning					

Remarks Large commercial space in the heart of downtown Albion, directly across from the Noble County Courthouse! The remodeled main level offers a flexible layout with the potential to accommodate two separate businesses, two restrooms, abundant storage, front and rear entrances, and excellent storefront window exposure. The unfinished upper level provides additional space with potential for a future apartment, office space, or storage, subject to necessary approvals. A full unfinished basement offers even more storage capacity. Additional highlights include a newer HVAC system and a highly visible downtown location with approximately 3,000–5,000 vehicles passing daily. A versatile property with tremendous potential for an owner-user, investor, or entrepreneur!

Agent Remarks Some personal property is included see associated docs. text list agent with questions. Seller selects title. Please allow 48 hours minimum for offers. Things such as the zoning, nfo, square footage and much of the additional information presented here is

Se	L	10	Townshi	Albion	Lot	0.0700	/	2,904	/	22X132	Sr	N
Year	1900	Ag	126	Ne	No	Years	3	Exteri	Brick, Wood	Foundatio	Full	
Const	commercial		Total #	1	Storie	2.0	Total	2				
Bldg #1 Total Above Gd	5,178		Total Below Gd	2,589	Story	2	Finished Office	2,589				
Bldg #2 Total Above Gd			Total Below Gd		Story		Finished Office					
Bldg #3 Total Above Gd			Total Below Gd		Story		Finished Office					
Location			Fire	City	Fire	No						
Bldg Height			Roof Material	Rubber	Int Height	12						
Interior	Drywall		Ceiling	12	Column	2						
Flooring	Carpet, Unfinished, Wood,		Parking	Off-Street, Public	Water	City						
Road	City		Equipment	Yes	Well Type							
Currently Lsd	No		Enterprise	No	Sewer	City						
					Fuel /	Gas, Forced Air						
					Heating							
					Cooling	Central Air						
					Burglar	Yes						
					Channel							
					Water Frtg							

SALE INCLUDES Building, Land

SPECIAL FEATURES Alley, Basement

PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water				Lake Type			
Water Features							
Auctio	No	Auctioneer Name		Auctioneer License			
Occupancy	owner-occupied			Owner			
Financin	Existing			Proposed	Cash, Conventional	Excluded	None
Annual	\$2,180	Exemptio		Year Taxes	20	Assessed	
Is Owner/Seller a Real Estate Licensee				No	Possessio	Negotiable	
List	Weichert Realtors - Hoosier Heartland - cell:			List Agent	Lucas Deck - Cell: 260-564-9215		
Agent ID	RB22002195	Agent	lucasdeckbusiness@gmail.com				
Co-List				Co-List Agent			
Showing Instr							
List	9/17/202	Exp	4/30/202	Publish to	Ye	Show Addr to	Ye
IDX	Y	Contract	Exclusive Right to Sell			Allow	Y
Seller Concessions Offer				Special Listing			
Virtual				Type of			
Offer Accepted Date		Closing Date		Selling Price		How Sold	
Total Concessions		Sold/Concession				CDOM 0	
Sell		Sell				Sell	
Co-Sell		Co-Selling					
Presented		Lucas Deck - Cell: 260-564-9215		/		Weichert Realtors - Hoosier Heartland - cell: 260-318-0929	

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