



Number Of Units	2	Sub-Type:	Retail
Total:		Township:	Wayne
Building Area Total:	4,000	Lot Size Acres:	1.09
Building Area	Assessor	Lot Size Square Feet:	47,480.4
Source:		Lot Size Source:	Assessor
Stories:	1	Lot Size	195 x
Property Attached	No	Dimensions:	225
YN:		Parking Total:	10
Basement YN:	No		
Exclusions:	Hoist, 2 tire machines, tire balancer and air compressor		
Year Built:	1970		

Public Remarks: READY TO MAKE SOME SERIOUS MONEY? Two Thriving Businesses/ONE AMAZING & HIGH TRAFFIC AREA ON ST. RD. HWY 10. Russ's Tire Sales & Rumors Hair Salon plus you can sell car sheds and garages for a hefty commission (2 styles on site that do not stay but can if you choose to sell them for extra commission earnings). Two businesses in 2560 sq ft sharing kitchen, bathroom and laundry space. Pole barn is 24 x 60 for an additional 1440 sq feet of storage or a 3rd business opportunity. All OF THIS ON 1.09 ACRES. High Traffic location and you can keep these businesses or bring your own!! COUNTLESS POSSIBILITIES so you should take a Look!!

Private Remarks: Possession: 60 days after close. ****Items that are EXCLUDED FROM SALE: Hoist, 2 tire machines, tire balancer, air compressor**** actual Lot dimensions -estimated-please verify. Property is 1.09 Acres
Directions: Rt 6 to 421, S. on 421 to Hwy 10, E. to property
Latitude: 41.214025 **Longitude:** -86.776036

Showing Requirements: 24 Hour Notice
Lock Box Information: None
Occupant Type: Owner

Listing Contract Date: 08/23/2024	Listing Agreement: Exclusive Right To Sell	Status Change Timestamp: 08/23/2024
Original Entry Timestamp: 08/23/2024	Earnest Money Deposit: \$10,000	Original List Price: \$375,000
Expiration Date: 08/25/2025	Listing Terms: Cash; Conventional	List Price: \$375,000
Name	Office	Primary Office
LA: Penny O'Neill (2354) Lic #:RB14020698	Home Connection Realty, Inc. (491)	219-781-1600
		219-962-7677
		E-mail
		penny.oneill@frontier.com

Auction: No	Tax Annual Amount: \$745	Parcel Number: 75-09-24-202-004.000-013
	Tax Year: 2023	Add'l Parcels: No
		Tax Legal Description: PT Ne. S24 T32 R3. 1.09 A.

Appliances: Dryer; Gas Range; Refrigerator; Washer	Interior Features: Eat-in Kitchen
Basement: Concrete	Lot Features: Rectangular Lot
Building Features: Building Dimensions: 32 x 60 and 32 x 20; Clear Ceiling Height: 15 feet; Overhead Doors: 4; Lunch Room	Owner Pays: All Utilities
Construction Materials: Block; Wood Siding	Parking Features: Asphalt; Parking Lot
Cooling: Central Air; Exhaust Fan	Possession: See Remarks
Current Use: Commercial	Possible Use: Automotive; Commercial; Mixed Use; Office; Retail
Electric: 100 Amp Service; 200+ Amp Service	Rail Availability: None
Exemption Information: Exemption YN: No	Road Frontage Type: Highway
Exterior Features: Storage	Roof: Asphalt; Metal
Flooring: Concrete; Tile	Security Features: Security Lights
Foundation Details: Concrete Perimeter	Sewer: Septic Tank
Heating: Forced Air; Natural Gas	Special Listing Conditions: Standard
	Tenant Pays: None
	Utilities: Electricity Connected; Natural Gas Connected; Sewer Not Available; Water Not Available
	Water Source: Private; Well