

|               |            |                          |          |      |       |        |        |         |           |
|---------------|------------|--------------------------|----------|------|-------|--------|--------|---------|-----------|
| Property Type | COMMERCIAL | Status                   | Active   | CDOM | 2     | DOM    | 2      | Auction | No        |
| MLS #         | 202606219  | 1100 S Huntington Street | Syracuse | IN   | 46567 | Status | Active | LP      | \$400,000 |



|                    |   |               |                          |      |        |
|--------------------|---|---------------|--------------------------|------|--------|
| Area               | Kosciusko County  | Parcel ID     | 43-04-08-300-257.000-026 | Type | Retail |
| Cross Street       |   | Age           | 69                       |      |        |
| REO                | N   | Short Sale    | No                       |      |        |
| Legal Description  | 008-031-030 PT S 1/2 SW 8-34-7 .19A PER DEED                              |               |                          |      |        |
| Directions         | State Road 13 to property on east side of road, by McDonalds in Syracuse. |               |                          |      |        |
| Inside City Limits | City Zoning   | County Zoning | Zoning Description       |      |        |

**Remarks** AN EXCELLENT OPPORTUNITY FOR OWNER-OCCUPANTS OR INVESTORS! Located along highly visible State Road 13 (Huntington Street) in the heart of Syracuse, this commercial property offers exceptional exposure and accessibility in one of the area's busiest corridors. The 2,000 square foot building has historically been utilized as retail/storefront space, making it ideal for retail, office, service, or small business use. The location provides strong visibility, convenient access, and proximity to established businesses, residential neighborhoods, and recreational amenities. Call today to schedule your private tour of this amazing property!

**Agent Remarks** Buyer and buyer agent to verify all information including but not limited to measurements, sizes, location, school district, taxes, fees, etc. Showings require a 24-hour advance notice coordinated through the listing agent.

|                             |             |                     |              |               |                             |                      |       |
|-----------------------------|-------------|---------------------|--------------|---------------|-----------------------------|----------------------|-------|
| Sec                         | L...        | Township            | Turkey Creek | Lot Ac/SF/Dim | 0.1900 / 8,276 / 40' x 160' | Src                  | 1     |
| Year Built                  | 1957        | Age                 | 69           | Exterior      | Masonry                     | Foundation           | None  |
| Const Type                  | 1/6 Masonry | Total # Bldgs       | 1            | Stories       | 1.0                         | Total Restrooms      | 1     |
| Bldg #1 Total Above Gd SqFt | 2,000       | Total Below Gd SqFt | 0            | Story         | 1                           | Finished Office SqFt | 2,000 |
| 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           | Yes   |

|                |         |                 |                   |               |             |
|----------------|---------|-----------------|-------------------|---------------|-------------|
| Bldg Height    |         | Roof Material   | Asphalt           | Int Height    | 8           |
| Interior Walls | Drywall | Ceiling Height  | 8                 | Column Spcg   | N/A         |
| Flooring       | Mixed   | Parking         | Off-Street, Paved | Water         | City        |
| Road Access    | City    | Equipment       | Yes               | Well Type     |             |
| Currently Lsd  | No      | Enterprise Zone | No                | Sewer         | City        |
|                |         |                 |                   | Fuel /        | Forced Air  |
|                |         |                 |                   | Heating       |             |
|                |         |                 |                   | Cooling       | Central Air |
|                |         |                 |                   | Burglar Alarm | Yes         |
|                |         |                 |                   | Channel Frtg  |             |
|                |         |                 |                   | Water Frtg    |             |

SALE INCLUDES Building, Inventory  
 INTERNAL ROOMS Office, Showroom  
 SPECIAL FEATURES Display Room, Office Space

|  |   |                             |   |                       |        |
|--|---|-----------------------------|---|-----------------------|--------|
| Water Access                           |   | Water Name                  |   | Lake Type             |        |
| Water Features                         |   |                             |   |                       |        |
| Auction                                | No  | Auctioneer Name             |   | Auctioneer License #  |        |
| Occupancy                              |   | Owner Name                  | DK Promotions LLC                                     |                       |        |
| Financing                              | Existing  | Proposed                    |   | Excluded Party        | None   |
| Annual Taxes                           | \$2,494....   | Exemption                   |   | Year Taxes Payable    | 2025   |
| Assessed Value                         |   |                             |   | Assessed Value \$     |        |
| Is Owner/Seller a Real Estate Licensee | No  | Possession                  | At Closing  |                       |        |
| List Office                            | Century 21 Bradley Realty Inc. - Office: 260-399-1177 | List Agent                  | Eric Hamman - Cell: 574-606-7402                      |                       |        |
| Agent ID                               | RB14042523  | Agent E-mail                | hammangroup@gmail.com                                 |                       |        |
| Co-List Office                         |   | Co-List Agent               |   |                       |        |
| Showing Instr                          |   |                             |   |                       |        |
| List Date                              | 2/25/2026   | Exp Date                    |   | Publish to Internet   | No     |
| Show Addr to Public                    | No  | Allow AVM                   | No  | Show Comments         | No     |
| IDX Include                            | N   | Contract Type               | Exclusive Right to Sell                               | Special Listing Cond. | None   |
| Seller Concessions Offer Y/N           |   | Seller Concession Amount \$ |   |                       |        |
| Virtual Tour                           |   | Type of Sale                |   |                       |        |
| Pending Date                           |   | Closing Date                |   | Selling Price         |        |
| How Sold                               |   |                             |   |                       | CDOM 2 |
| Total Concessions Paid                 |   | Sold/Concession Remarks     |   |                       |        |
| Sell Office                            |   | Sell Agent                  |   | Sell Team             |        |
| Co-Sell Office                         |   | Co-Selling Agent            |   |                       |        |
| Presented by:                          | Sue Kaminski - Cell: 574-526-1261                     | /                           | Century 21 Bradley Realty Inc. - Office: 260-399-1177 |                       |        |

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