

Property Type	COMMERCIAL	Status	Active	CDOM	793	DOM	793	Auction	No
MLS	202342525	611 W 4Th Street	North Manchester	IN	46962	Statu	Active	LP	\$270,000



Area	Wabash County	Parcel ID	85-03-32-303-070.000-002	Type	Warehouse
Cross Street					
REO	N	Short Sale	No	Age	67
Legal Description	SHIVELY & METZGER LOTS 94, 95 & 96 & PT SW SW 32-30-7 .271AC				
Directions	Take Main St. to Washington St. Head north, then west on 4th St. Property is on the south side.				
Inside City Limits	Y	City Zoning	L1	County Zoning	
		Zoning Description			

Remarks 2,100+ SF Commercial Building on almost an acre of land! Great Opportunity for your business! Building has reception area, office, 1 bathroom, & storage room. This property offers both single and three-phase power options, ensuring seamless operations for all your electrical needs. The convenience of 2 truck docks allows for smooth loading and unloading of goods. This commercial building is a great opportunity for a wide range of businesses seeking a functional and adaptable space to thrive and grow. Don't miss out on this incredible investment.

Agent Remarks PRICE IMPROVED

Sec	Lo	0	Township	Chester	Lot Ac/SF/Dim	0.7900	/	34,456	/	165x220	Src		
Year Built	1959	Age	67	New	No	Years Established		Exterior	Block	Foundation	Slab		
Const Type	concrete block					Total # Bldgs	1	Stories	1.0	Total Restrooms	1		
Bldg #1 Total Above Gd SqFt	2,152					Total Below Gd SqFt	0	Story	1	Finished Office SqFt	250		
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	No
Bldg Height						Roof Material	Flat, Other					Int Height	8'
Interior Walls	Concrete					Ceiling Height	8'					Column Spcg	n/a
Flooring	Concrete					Parking	Off-Street, Other, Unpaved					Water	City
Road Access	City					Equipment	No					Well Type	
Currently Lsd	No					Enterprise Zone	No					Sewer	City
											Fuel /	Gas	
											Heating		
											Cooling	None	
											Burglar Alarm	No	
SALE INCLUDES Building, Land													
INTERNAL ROOMS Office, Storage, Warehouse													
SPECIAL FEATURES Single Phase, Three Phase, Loading Dock 1, Loading Dock 2, Overhead Door 1, Office Space													

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Water Access

Water Name

Lake Type

Water Features

Auction No **Auctioneer Name**

Auctioneer License #

Occupancy

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$600.44 **Exemption** No Exemptions

Year Taxes Payable 2025

Assessed Value \$

Is Owner/Seller a Real Estate Licensee No

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238

List Agent Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939

Agent E-mail chad@metzgerauction.com

Co-List Office

Co-List Agent

Showing Instr Showingtime

List Date 11/21/2023 **Exp Date** 3/31/2026 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **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 793

Total Concessions Paid

Sold/Concession Remarks

Sell Office

Sell Agent

Sell Team

Co-Sell Office

Co-Selling Agent

Presented by: Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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