



### Commercial Client Full Detail Report

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Listings as of 08/30/2019

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<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>Auction</b> No
<b>MLS #</b> 201935632	<b>98 W Canal Street</b>	<b>Wabash IN 46992</b>
<b>Area</b> Wabash County	<b>Parcel ID</b> 85-14-11-304-228.000-009	<b>Status</b> Active
<b>Cross Street</b>	<b>Lot Sz Acr</b> 0.1330	<b>Lot Sz SqFt</b> 5,793
<b>Subdivision</b> None		<b>Age</b> 119
<b>Legal Description</b> OP WPT LOT 34		
<b>Directions</b> Corner of West Canal Street and South Main Street in Wabash,Indiana		
<b>Inside City Limits</b> Y	<b>City Zoning</b> B1	<b>County Zoning</b>
		<b>Zoning Description</b>



**Remarks** Great Opportunity Downtown Business Building. This location is prime retail space in Wabash. This Building offers 2 stories for retail space surround by several successful businesses. The location is adjacent to the Honeywell Complex which draws large numbers of people to events as possible customers to the store. The many other surrounding successful businesses would add to customer flow also. There is an apartment on 2nd Floor where owner could live in the same building or rent out to someone else for additional cash flow. This apartment has 2 bedrooms , 2 full bathrooms, and a lot of living space. The Listing is selling the building only ,however, if Buyer is interested in purchase as a On-Going Business, Seller is willing to discuss that option.

<b>Sec</b>	<b>Lot</b>	<b>Township</b>	<b>Noble</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	0.133 / 5,793	/ 44 X 132
<b>Year Built</b>	1900	<b>New</b>	<b>No</b>	<b>Years Established</b>	<b>Exterior</b>	<b>Bsmt/Fndn</b>	Unfinished
<b>Const Type</b>	Framed Wood			<b>Total # Bldgs</b>	2	<b>Stories</b>	3.0
				<b>Total Restrooms</b>			2
<b>Bldg #1 Total Above Gd SqFt</b>	5,808	<b>Total Below Gd SqFt</b>	2,904	<b>Story</b>	3	<b>Finished Office SqFt</b>	0
<b>Bldg #2 Total Above Gd SqFt</b>	5,808	<b>Total Below Gd SqFt</b>	2,904	<b>Story</b>	3	<b>Finished Office SqFt</b>	
<b>Bldg #3 Total Above Gd SqFt</b>		<b>Total Below Gd SqFt</b>		<b>Story</b>		<b>Finished Office SqFt</b>	
<b>Location</b>		<b>Fire Protection</b>	City	<b>Fire Doors</b>	No		
<b>Water Frtg</b>		<b>Roof Material</b>	Flat, Rolled	<b>Interior Height</b>	10		
<b>Bldg Height</b>		<b>Ceiling Height</b>	10	<b>Column Spacing</b>	22		
<b>Interior Walls</b>		<b>Parking</b>	Public, Street	<b>Water</b>	City		
<b>Flooring</b>	Vinyl Tile, Wood	<b>Equipment</b>	No	<b>Sewer</b>	City		
<b>Road Access</b>	City	<b>Enterprise Zone</b>	No	<b>Heating/Fuel</b>	Gas, Space		
		<b>Currently Leased</b>	No	<b>Cooling</b>	None		
<b>Virtual Tour</b>	Unbranded Virtual Tour			<b>Burglar Alarm</b>	No		
<b>SALE INCLUDES</b> Building							

<b>Water Name</b>	<b>Lake Type</b>	<b>Water Access</b>
<b>Water Features</b>		

<b>Financing:</b> Proposed	Cash, Conventional	<b>Exemption</b>		<b>Year Taxes Payable</b>	2019
<b>Annual Taxes</b>	\$1,576.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Negotiable
<b>List Office</b>	RE/MAX Results - Offc.: 260-436-6363				

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>		
Presented by: Joe Blomeke - Cell: 260-341-0146	/ RE/MAX Results - Offc.: 260-436-6363		
	Information is deemed reliable but not guaranteed.		

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