

Sale Name: Online Commercial Real Estate Auction - Elkhart, IN

LOT 1 - 53894 County Road 9, Elkhart, IN 46514



Description

Zoned: M2 – General Manufacturing Acres: 0.9 +/- Acres Flood Plain: No Utilities: City Water, City Sewer, Electricity, Natural Gas – All Available Paved Parking Lot with 10+/- Parking Spots, Back Gravel Entrance for Warehouse Bay Door Building Detail: Building: 5,784 +/- SF Office with Warehouse Space - 1,668 +/- SF Brick and Glass Showroom – Also Has Office Space - 3,632 +/- Metal Building - Warehouse Space - 484 +/- SF Block Section for Additional Storage - Metal Roof - 12X5 Attached Storage Shed – Matching Metal Siding - 3 Service Door Entries - 2 – Drive in Bay Doors - Fenced in Back Lot Area Building 2: Block Lean-to – Currently Used for Storage Parcel ID: 20-02-28-353-044.000-026 Real Estate Taxes: Taxes: \$3,400 Annually Will Be Pro-Rated to Day of Closing Terms: TERMS OF AUCTION: Subject to All Accepted Offers Prior to Auction and SBA Approval; SALE IS NOT CONTINGENT ON BUYERS PRE-APPROVAL OR FINANCING. COME DAY OF SALE WITH FINANCING SECURED. Buyer's Premium: 10% Applies on Top of Winning Bid; WINNING BIDDER REQUIRED TO COMPLETE PURCHASE AGREEMENT ON AUCTION DAY AND 10% NON-REFUNDABLE DEPOSIT OF HIGH BID REQUIRED AUCTION DAY. CLOSING IN 30 DAYS DEPOSIT REQUIRED TO BID Unless Bidder has Permanent Bidder Number with Don Smock Auction Company or Prequalification Letter from your Bank Financing or Bank Letter Guaranteeing Funds! Call Matt for More Details 866-840-0399! Property Sold "AS IS AND WHERE IS WITH ALL PLUSES AND MINUSES AND SUBJECT TO ALL ANY AND ALL EASEMENTS, HIGHWAYS, RIGHTS-OF-WAYS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS OF RECORD AND THERE SHALL BE NO CONTINGENCIES OF ANY KIND. DSA will not be held to answer claims whatsoever concerning the condition and/or title of the property. NO WARRANTY: The descriptions of items appearing in advertising prior to this auction are believed to be correct. Nevertheless, neither those descriptions nor any oral statements made by Owner, its Officers, Agents and Employees of Auctioneer concerning any item shall be construed as a warranty, either express or implied AS TO THE CONDITION OF THE PROPERTY. PROPERTY AND BUILDINGS SOLD AS IS - WHERE

IS with absolutely no expressed or implied warranty whatsoever. I, the Buyer, have examined this property and accept it the way it is. and by execution herein below I waive and disclaim any express or implied warranties, including but not limited to, fitness for a particular purpose; UCC warranties and manufacturer's warranties. Further, it is the sole responsibility of the Buyer to verify the viability of any item purchased. ALL ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY PRINTED MATERIAL.

Quantity: 1



<https://www.ulsauctions.com/>