



TYPE Office
BSMT/FNDN Slab
APX TOTAL AG SQFT 4,182
APX YEAR BUILT 1994
SALE INCLUDES Building, Furniture
ASSESSED VALUE
ANNUAL TAXES \$13,455.74
BBC 2%

AREA Howard County
LOCATION
SUBDIVISION None
TOWNSHIP Center
PARCEL # 34-09-02-300-041.000-002

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE
LEASE TERM REMAINING 0

LEGAL DESCRIPTION

PUBLIC UTILITIES

OCCUPANCY Vacant

EXTERIOR Brick

ROOF Metal

FLOORING Carpet, Concrete, Tile

BASEMENT No

LOT DIMENSIONS 338 x 245 x 161 x 48 x 218

ACRES 0.9000

FLOOD ZONE No

WATER FRONTAGE

WATERFRONT N

LAKE TYPE

SEWER City

SPECIAL FEATURES Handicap Access, Office Space, Reception Area

PARKING SPC

RESTROOMS 2

CEILING HEIGHT 9'

INTERIOR WALLS Drywall

HEAT/FUEL Gas, Forced Air

COOLING Central Air

WATER UTILITY City

WATER HEATER Yes

FIRE PROTECTION City

PARKING Lot, Off-Street, Paved

INTERNAL ROOMS Kitchen, Office, Storage

DOCUMENTS AVAILABLE Floor Plan, Legal Description, Zoning

	Building 1	Building 2	Building 3
Above Grd SqFt	4,182		
Below Grd SqFt	0		
Fin Office SqFt	4,182		
Story	1		

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$190,000. The highest offer will be reviewed Thursday, February 2 after 3:00 pm. There will be 2 Open House dates held on Monday, January 23 and 30 from (4-5 pm). <<< The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Please visit our website for more information. This all brick commercial property is in excellent condition and is located in a high traffic area giving the property great exposure. The building has 4,182 sq. ft. of space which includes a 40' x 23' main lobby with separate waiting area and a 29' x 15' teller area, 5 private offices, a large conference room, 11' x 8' vault, separate kitchen area and more. This building also contains a separate drive through. All furnishing in the property to pass with the real estate with the exception of the network equipment and racks. Special note: Financing is available to qualified buyers. *No warranty on appliances kept with the property as-is.* ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property Follow I-69 S to IN-26 W in Jefferson Township Take exit 255 from I-69 S Follow IN-26 W to W Blvd St in Kokomo Turn right onto IN-26 W Turn right onto S 200 W/County Rd S 200 W/S Dixon Rd Continue to follow S Dixon Rd Turn right onto W Blvd St