

GOSHEN, INDIANA COMMERCIAL PROPERTY AUCTION BY ONLINE/PHONE BID

123 South 3rd Street • Goshen, Indiana 46526

BIDDING ENDS: OCTOBER 15, 2019 AT 5 PM



LOCATED AT THE BUSY STOP LIGHTED CORNER OF 3RD STREET AND WEST WASHINGTON IN GOSHEN

- 2,660 square feet on levels 1 & 2, with 780 square feet walk-up attic
- Well-known business location of Jackie's Beauty Place for 40 years
- Full basement with high ceilings and outside entrance
- 2 furnaces and AC's, 3 restrooms
- Rentable apartment upstairs
- Well done natural woodwork throughout
- Multiple entrances with multi-tenants and business options
- B-2 Business zoning, with plenty of city parking nearby
- Much Opportunity all situated in a great location

Well Placed: next to Lake City Bank, Goshen Farmers Market, & Goshen Brewing, 1 walking block to Downtown Main Street and The Court House

The Seller is ready to sell, slow down and turn some pages. Investigate the potential here and get your bid placed. Do not wait and find out that you would have easily paid the final selling price. There is no minimum or starting bid, however a suggested start bid would be \$200,000. There is no buyer's premium at this auction.

Inspections are welcome by appointment with the Auctioneer

OWNER: JACKLYN K. BONTRAGER

Auction Conducted by:

BARTEL & COMPANY

574-825-2115 bartelandcompany.com

Brad B. Hooley, Broker & Auctioneer AU09200009

574.596.9890 • bradhooley@gmail.com

Tim Herrli, Auctioneer AU19500024

Advancing Bids will be accepted by the Auctioneer in person, by phone or email till 5 pm Tuesday October 15 at 5 pm. Any bids received in the last 10 minutes will extend the bidding time by 10 minutes. Bidders can bid on the land in its entirety only. To place a bid or receive updates call 574-825-2115, email bradhooley@gmail.com, text 574-596-9890 OR CHECK BARTELANDCOMPANY.COM AND OR REALTOR.COM

TERMS: 10% down upon accepted offer with balance due in 30 days at closing. Possession given at closing. Seller's will provide clear title and title insurance. Taxes will be pro-rated. Sellers have the right to reject any or all bids and end the auction at any time. Any announcements made day of auction take precedence over printed matter.

