

Absolute Commercial Real Estate Auction

Elkhart Indiana Car Wash Location
2 Buildings, Land and all Car Wash Machines

Thursday, November 8, 2018 at 5 pm

Property and Auction Location: 3542 S Main St, Elkhart, Indiana
DIRECTLY ACROSS THE STREET FROM CONCORD MALL ON US 33 (MAIN STREET)



- 4500 square foot divisible commercial building
- Currently set up as a car wash with 6 bays and 2 automatic bays
- 450 Feet road frontage on [US 33] Main Street 2 curb cuts
- 1750 square foot service building with overhead doors
- 1.5 acres +/- lot size
- Traffic Count 33,000 +
- All Equipment on site included
- Sells to the Highest Bidder Regardless of Price!
- Opportunity, Versatility, and Location all combined in one package!



Real Estate Terms: 10% down (\$5k minimum) day of sale with closing in 20 days. Seller will provide deed and title insurance. Payment for survey and any real estate taxes (past, present and future) will be the responsibility of the buyer. There is no buyer's premium at this auction. Call for more information. Inspection Anytime.

Potential bidders are welcome to inspect the property at any time. The office/mechanical room will be open 1 hour prior to the auction and at other times by appointment.

Seller: Legacy Development LLC

Auctioneers Note: What an excellent opportunity to acquire a car wash business and or high traffic commercial property! This is a no reserve auction, do not find out later that you could have easily been the new owner/winner.

**ANNOUNCEMENTS MADE AT THE AUCTION TAKE
PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION.**

Inspect, Arrange Financing and Bid Last!



Auction Conducted by:

BARTEL & COMPANY
AUCTIONEERS-REALTORS

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