

Listings as 08/31/2023

Property Type COMMERCIAL **Status** Active **CDOM** 3 **DOM** 3 **Auction** No
MLS 202331012 56300 Ash Road Road Elkhart IN 46561 **Stat...** Active **LP** \$439,000



Area Elkhart County **Parcel ID** 20-05-10-176-001.000-001 **Type** Mixed Use
Cross Street **Age** 53
REO N **Short Sale** No
Legal Description PT NW ALL S OF RD EX 100X165FT IN SE COR EX .47A EX .47A EX 14.487A SEC 10; 5 acres more or l...
Directions South of Old US 20 and North of Lincoln Way (933), south of the River and Indiana Ave (CR 16)
Inside City Limits N **City Zoning** **County Zoning** Elk... **Zoning Description** Call Brad

Remarks 8560 square foot Steel framed shop building and 1500 square foot newer concession building set up for a commercial kitchen/vending with multi station restrooms (women and men) , newer large capacity septic system, sells with 5 acres, additional land available and negotiable, good heavy power on site. Sells with deeded (owned) and easement access/frontage to Ash Road This the former Osceola Drag way shop building and concession building.

Agent Remarks

Sec	L...	Township	Baugo	Lot Ac/SF/Dim	5.0000	/ 217,800 /	300 x 700	Src
Year Built	1970	Age 53	New No	Years Established	Exterior Block, Metal	Foundation	None	
Const Type	steel	Total # Bldgs	3	Stories	1.0	Total Restrooms	2	
Bldg #1 Total Above Gd SqFt	8,540	Total Below Gd SqFt	1	Story	1	Finished Office SqFt	0	
Bldg #2 Total Above Gd SqFt	1,800	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	1,000	
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt		
Location		Fire Protection	Township			Fire Doors	No	
Bldg Height		Roof Material	Metal			Int Height	20	
Interior Walls	None	Ceiling Height	20			Column Spcg	40	
Flooring	Concrete	Parking	Lot			Water	City	
Road Access	County	Equipment	No			Well Type		
Currently Lsd	No	Enterprise Zone	No			Sewer	Private, Septic	

SALE INCLUDES Building, Land
SPECIAL FEATURES 220 Volts, Public Restrooms
ENVIRON. REPORTS AVAIL. Remediation Report, Other Reports
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr
Heating
Cooling None
Burglar Alarm No
Channel Frtg
Water Frtg

Water Access **Water Name** **Lake Type**
Water Features
Auction No **Auctioneer Name** **Auctioneer License #**
Occupancy **Owner Name**
Financing: Existing Clear **Proposed** Cash **Excluded Party** None
Annual Taxes \$9,000.... **Exemption** **Year Taxes Payable** 2023 **Assessed Value \$**
Is Owner/Seller a Real Estate Licensee No **Possession** closing
List Office Bartel & Company - Office: 574-825-2115 **List Agent** Brad B Hooley - Office: 574-825-2115
Agent ID RB14018099 **Agent E-mail** bradhooley@gmail.com
Co-List Office **Co-List Agent**
Showing Instr 574-596-9890
List Date 8/28/2023 **Exp Date** **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Y... **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 3% **Variable Rate** No **Special Listing Cond.** None
Virtual Tour Unbranded Virtual Tour **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 3
Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**
Co-Sell Office **Co-Selling Agent**

Presented by: Craig B Blough - Cell: 574-238-1816 / Bartel & Company - Office: 574-825-2115
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