

On Site Commercial Real Estate Auction

**1205 S. Halleck Street
DeMotte, IN 46310**

Saturday, October 27, 2012 @ 10:00 a.m.

Preview: Thursday, October 18, 2012 - 4-7 p.m.

Directions:

US-231/S County Road 800 W. Continue to follow US-231 to DeMotte. 1205 S. Halleck Street is on the East Side of Road.

Commercial Real Estate:

Prime Location for any Business! Distinguished, Immaculate, 1551 sq. foot Commercial Office Building Located on the Main thoroughfare of Demotte, Indiana. This classic 1938 home was converted to commercial with modern updates while preserving the antiquity of this timeless era. This well maintained marvel offers a Main Level, Spacious Reception area, two Private Offices, Large Open Concept Office area, Conference Room and Kitchenette/Bath. Upper Level consists of two Offices with Huge Storage Closets and Expansive Reception area as well as Private Security System. This stylish structure also features Front and Back Parking Lots, Full Basement Storage, Separate Phone Systems for Upper and Lower Levels, Network and Server Wiring on Both Levels, and Handicap Accessible Entry Ramp. Water user agreement and Tap in Fee has been paid by Seller. Taxes - \$1227.

Real Estate Terms:

\$5000 non-refundable deposit, closing in 45 days, possession at closing, 5% buyer's premium added to purchase price. Property sold "AS IS, WHERE IS" no financing, inspection or other contingencies to sale. Buyers must conduct their own due diligence and investigation of each property and must also investigate the suitability of each parcel prior to making a bid and purchase at the auction. Buyers must rely solely upon their own investigation and not any information provided by the Seller or Auctioneer. Failure of buyer to be fully informed on the condition of a property will not constitute grounds for any claim adjustment or right to cancel sale.

Auction Terms:

Cash or Check with positive Identification. Not responsible for accidents or sold items. Information announced day of sale precedes printed material.

Property of: Angelica, LLC

For More Information Call:

Choice Auctions - 219-696-1771 or 219-712-6820

Auctioneer: Brad Hanewich

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