

REAL ESTATE AUCTION

*STEVENSON-JENSEN INSURANCE BUILDING & APARTMENT
148 S. WASHINGTON STREET, DANVILLE, IN 46122*

1,612 SQ.FT. MAIN LEVEL OFFICE & 1,056 SQ.FT. UPPER LEVEL APARTMENT
OFF STREET PARKING

Thursday, November 15th, 10:00 a.m.

*Auction to be held on site at the subject property,
148 S. Washington Street, Danville, IN 46122*



- 0.10± acres just south of Danville Courthouse Square
- All public utilities including water, sewer, & natural gas
- Currently zoned Primary Central Business
- Frontage on S. Washington Street & improved alley
- Rear gravel parking lot with improved alley access
- 1,612 sq.ft. main level commercial office area
- Main level includes front entry, reception area, & 5 offices
- Main level also includes break room, 2 half baths, & rear entry
- 1,056 sq.ft. upper level finished & rented apartment
- Apartment has living room, kitchen, 2 bedrooms, & 1 bath
- Apartment has separate main level entry/laundry room
- Apartment currently rents for \$600/month
- Apartment tenant pays separate electric bill
- Landlord pays water, sewer, gas heat, & gas hot water
- Partial unfinished basement with shared gas water heater
- 2 gas forced air furnaces with central air conditioning

Great income potential!

*Perfect office property for attorneys,
accountants, insurance agents,
real estate brokers, & more!*

Directions to property & auction site:
Take Jefferson Street south from U.S. 36 (Main Street) two blocks to Broadway Street. Go east one block to Washington Street (one way street North). Go north one-half block to property on west side.

TERMS OF AUCTION

TERMS: Successful purchaser to pay 10% down day of auction with balance due on or before December 14, 2018.

TAXES: Real estate taxes to be prorated to day of closing.

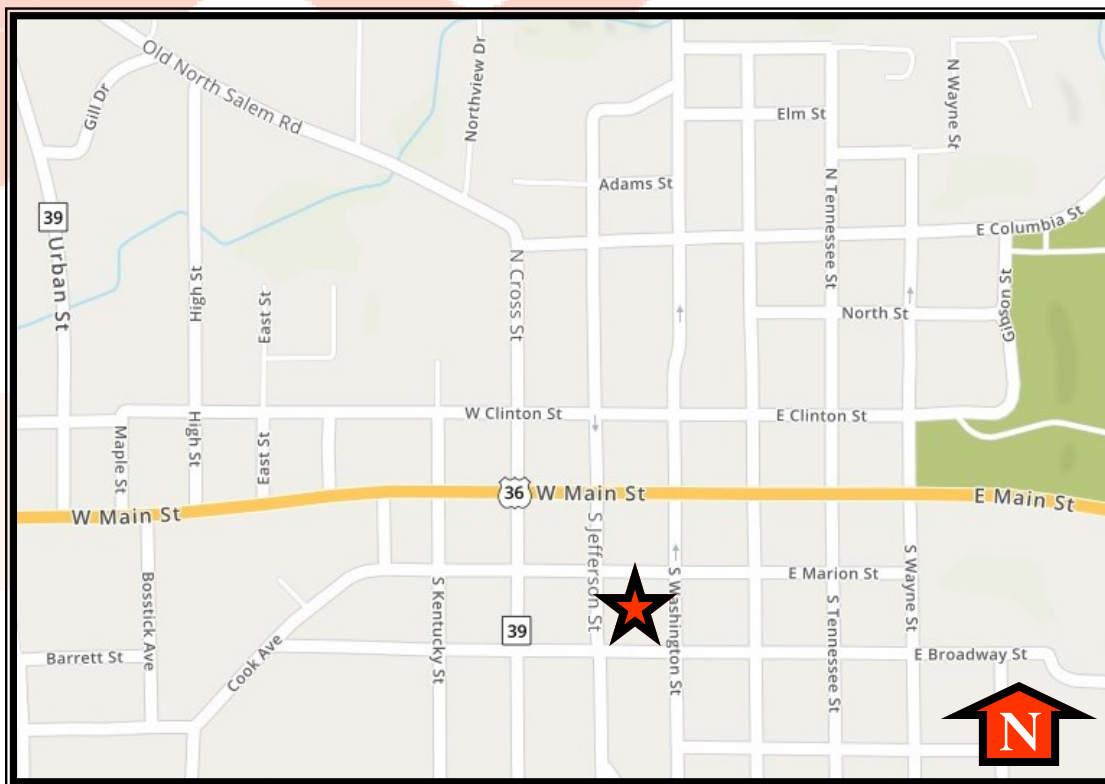
FINAL BID: Property to sell subject to final approval of the sellers.

POSSESSION: Day of closing.

IMPROVEMENTS: Improvements to be sold in "AS IS" condition.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an inspection of the property.

Owner: Patricia Ann Jensen



DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. **Properties are being sold on an "AS IS WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the properties is made by the Sellers or the Auction Company.** The properties are being sold subject to all matters of public record regarding easements, restrictions, covenants and other matters affecting title to the subject properties. Each potential bidder is responsible for conducting his or her own independent inspection, investigations, inquiries, and due diligence concerning the properties. The information in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Conduct of the auction and increments of bidding are at the discretion of the auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the property information. **AGENCY DISCLOSURE:** In this auction sale, the auction company, staff, and auctioneers are Seller's agents and have a fiduciary duty to the Seller. The entire staff has a duty and responsibility to be honest to potential buyers, and to disclose all known facts that might materially affect the value or desirability of the property offered in this auction. If you have any questions regarding agency, please call our office or your attorney.



LAWSON & CO.
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