

REAL ESTATE AUCTION

COMMERCIAL OFFICE BUILDING WITH BASEMENT, DETACHED GARAGE, & 0.42± ACRES
10161 EAST U.S. HIGHWAY 136, INDIANAPOLIS, IN 46234
LINCOLN TOWNSHIP - HENDRICKS COUNTY - EAST OF BROWNSBURG
BETWEEN RONALD REAGAN PARKWAY & RACEWAY ROAD - ZONED GENERAL BUSINESS

Thursday, May 9th, 6:30 p.m.

*Auction to be held on site at the subject property,
10161 East U.S. Highway 136, Indianapolis, IN 46234*



Front View of Office

Commercial office building
856± sq.ft. main level office area
4 offices, restroom, & kitchen
Full unfinished basement for storage
Front covered porch & rear enclosed porch
Updated & well maintained
Detached garage 600± sq.ft. additional storage
0.42± acres zoned General Business
Asphalt & gravel parking areas
Natural gas, public sewer, & private well

Excellent location on U.S. Highway 136
East of Ronald Reagan Parkway
West of Raceway Road
Southeast of I-74 interchange
East of Brownsburg & west of Indianapolis

*Permitted uses include health care,
auto sales & repair, day care, office,
restaurant, retail, & lots more*



Rear View of Office



Front View of Garage

OPEN HOUSES:

Wednesday, May 1st, 5:00-7:00 p.m.

Monday, May 6th, 5:00-7:00 p.m.

TERMS OF AUCTION

TERMS: Purchaser to pay 10% down day of auction with balance due on or before June 10, 2024.

TAXES: All real estate taxes to be paid by purchaser beginning May 2025.

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

POSSESSION: Day of closing.

IMPROVEMENTS: All improvements to be sold in "AS IS" condition.

INSPECTIONS: Call LAWSON & CO. at 317-745-6404 to schedule an appointment to inspect the property, or visit the Open Houses.

Owner: Timothy McHugh



Directions to subject property & auction site:

Take U.S. Highway 136 (Main Street) east from Brownsburg or west from Raceway Road to property at 10161 East U.S. Highway 136, Indianapolis, IN 46234.

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. 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. 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.



LAWSON & CO.
Auctioneers and Real Estate Professionals

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Visit our web site: www.lawsonandco.com