

ONLINE AUCTION

349 W. MAIN ST.
BUTLER, INDIANA 46721



THE PROPERTY

Former Family Dollar Retail Building
Located in an *excellent location* in Butler, Indiana.

PROPERTY FEATURES

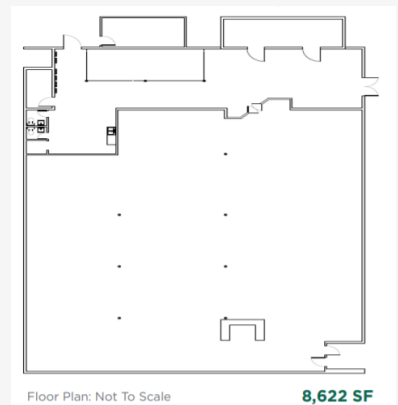
- 8,622 SF on .5 Acres
- Commercial Building Located on Main Street/US 6
- High Visibility
- 6 miles to Indiana-Ohio line and 15 miles to I-69
- Zoned General Business to accommodate many different uses
- Nearby National Retailers Include Ace Hardware, CVS, Subway, and McDonalds
- Over 1,000 employees commute to the Butler Industrial Corridor

ONLINE AUCTION

Bidding Open Now and Closes Thursday, February 27th @10am EST

VISIT KJAuction.com TO REGISTER TO BID!

Baltimore Convenience Mart - IN, LLC, Owners



Floor Plan: Not To Scale

8,622 SF

Auction Terms: \$7,500.00 Non-Refundable down payment (cashiers check) due at signing of purchase agreement. Seller to Pay taxes payable in May 2020. Buyer to pay November 2020 and thereafter. Successful bidder will be required to fully sign an offer to purchase by close of business (5pm EST) on February 27th. Upon signing of offer, seller has 24 hrs to accept or reject. Closing to be within 30 days of auction. Possession at closing. Title policy and closing cost split 50/50 Between buyer/seller. No Survey. Opening Bid is \$25,000. All Information deemed reliable but not guaranteed. Property Sold AS-IS NOT sold subject to inspections. Contact Auction Company to view property and complete any inspections prior to bidding. 10% Buyer's Premium. Buyers agent must notify listing agent within 48 hours of auction date to receive Buyer Broker Comp ---- (Josh Krueckeberg AUI9800008)

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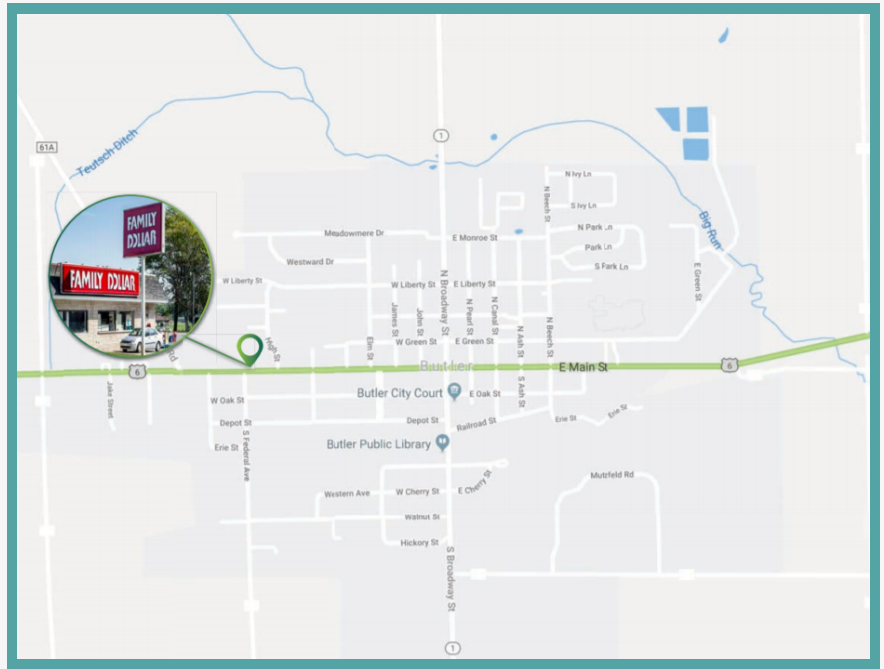
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ADDITIONAL PROPERTY INFORMATION

- Estimated Taxes: \$2,636.31+/-
- Utilities
 - Electric: AEP
 - Natural Gas: Nipsco
 - Water & Sewer: City of Butler
- Building Information
 - 8,622 sq ft
 - Built in 1946
 - Construction Type: Concrete
- Site Data
 - Acreage: 0.5±
 - Zoning: Commercial
 - Parking Description: 24 Paved Spaces
- Additional Information
 - Property has high visibility on US 6



AUCTION INFORMATION

- Bidding Open Now and Closes Thursday, February 27th @ 10am EST
 - To place a bid please visit kjauction.com < auctions < online auctions
- To View Property Prior to Close of Auction Please Contact Krueckeberg Auction & Realty at 877.591.8756
- Auction Terms & Conditions: Auction Terms: \$7,500.00 Non-Refundable down payment (cashiers check) due at signing of purchase agreement. Seller to Pay taxes payable in May 2020, Buyer to pay November 2020 and thereafter. Successful bidder will be required to fully sign an offer to purchase by close of business (5pm EST) on February 27th. Upon signing of offer, seller has 24 hrs to accept or reject. Closing to be within 30 days of auction. Possession at closing. Title policy and closing cost split 50/50 Between buyer/seller. No Survey. Opening Bid is \$25,000. All Information deemed reliable but not guaranteed. Property Sold AS-IS NOT sold subject to inspections. Contact Auction Company to view property and complete any inspections prior to bidding. 10% Buyer's Premium. Buyers agent must notify listing agent within 48 hours of auction date to receive Buyer Broker Comp



1030 S MAIN ST
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KJAUCTION.COM