

Real Estate Auction BY "SILENT BID"

Phone bids will be accepted up to October 10th, 6:00 pm

Address: 5990 West 200 South, Topeka, IN 46571

Directions: South on 600 West from U.S. 20 to 200 South, watch for signs!



REMARKS: Here's YOUR chance to be your own business owner or investor! This commercially zoned property boasts a full-scale restaurant including banquet room, 2 kitchens, private dining room, and original soda fountains/bars.

Multi-unit rental opportunity awaits!!! Upstairs apartment with 2 bedrooms, 1 full bathroom and possible 2 bedrooms and 1 bath apartment conversion on main level.

A 24' x 36' building also offers over 300 frozen lockers available for rent...over 1/2 are rented now.

2-car detached garage is perfect storage!

So much potential and so much opportunity with this unique piece of real estate!

**Grogg-Martin will be accepting phone bids
until Thursday, October 10th at 6:00 pm.**

**To place a bid, please contact Grogg-Martin
Auctioneers and Realty at 260-350-7331.**

**Walk-thru and inspections of the premises may be conducted
by private showings anytime up to end of bidding date.**

TERMS: 5% down, non-refundable, due upon acceptance of purchase agreement. Closing to be within approximately 45 days after conclusion of auction with possession after December 1st. All taxes are prorated and are \$3,065.48/yr. Sellers have the right to accept or reject any and all bids submitted. Any announcements made day of sale to take precedence over printed material. Restaurant equipment and store inventory not included with sale of real estate.

AGENCY: Grogg-Martin Auctioneers and Realty and staff members are exclusive agents of the seller.

DISCLAIMER: Prospective bidders are responsible for making their own inspections of the property with regards to condition, environmental, zoning, permits, and any and all other inspections and approvals as may be necessary. All sizes, dimensions, and taxes are approximate.



Visit our website or
<http://www.auctionzip.com>
for all pictures!



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"We Sell The Earth and Everything On It!"