

Type of Building: Light Manufacturing, Service, Storage

Location of Building: 407 S. Broad Street, Fremont, IN 46737

Owner and Contact: Mr. Robert Klotz, 12910 Sayville Trail, Fort Wayne, IN 46845-9125, 574-210-3528 (cell) e-mail rwklotz@aol.com

Financing Available: no existing debt, local bank mortgage, possible land contract with seller

Building Specifications: Overall – 50'X 80' (4,000 square feet)

Bays – (4) - 50'X 20'

Overhead Doors – (3) - 10x12 (floor drains in each bay)



Ceiling Height – 14 feet

Office Area – 20x25 (500) square feet (air conditioned)

2 divided offices (wall can be removed)

1 bathroom and 1 kitchenette

Utilities: Gas –NIPSCO \$94.00 per month average 2011-12 - \$2,300.00 per month average 2010-11

Electric – NIPSCO \$69.00 per month average 2011-12 - \$72.00 per month average 2010-11

Water and Sewer – Town of Fremont (average \$49.50 per month)

Taxes: Steuben County – 2012 taxes \$1,274.60

Asking Price: \$147,500.00