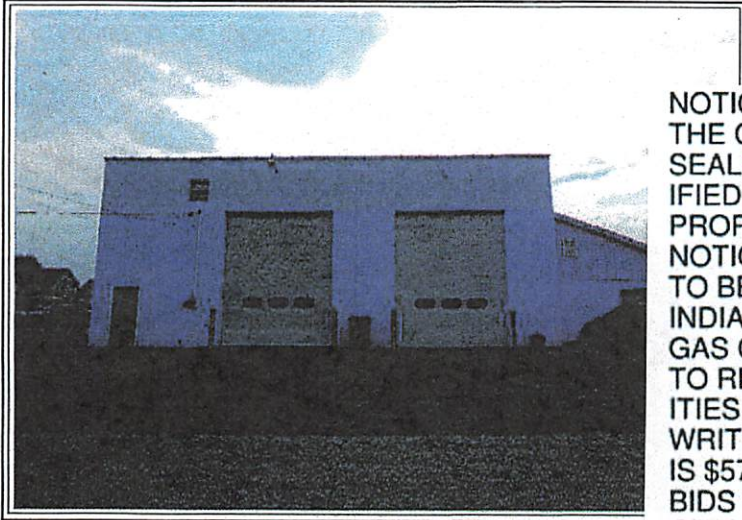


# GAS CITY PROPERTY FOR SALE

## 401 S. 1<sup>ST</sup> ST. GAS CITY, INDIANA



NOTICE OF SALE OF REAL ESTATE AND PUBLIC HEARING THE CITY COUNCIL OF GAS CITY, INDIANA, WILL RECEIVE SEALED BIDS WITH PROOF OF FUNDS OR LETTER FROM QUALIFIED LENDER, FOR THE PURCHASE OF THE FOLLOWING REAL PROPERTY FOR A PERIOD STARTING FROM THE DAY OF THIS NOTICE THROUGH OCTOBER 8, 2021 AT 3:00PM. ALL BIDS ARE TO BE SUBMITTED TO THE CLERK TREASURER OF GAS CITY, INDIANA, WHICH IS LOCATED AT GAS CITY HALL 211 E. MAIN ST GAS CITY, INDIANA. THE CITY COUNCIL RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND TO WAIVE ANY INFORMALITIES. IF ALL BIDS ARE REJECTED THE COUNCIL WILL STATE IN WRITING THE REASON FOR THE REJECTION. THE MINIMUM BID IS \$57,500.

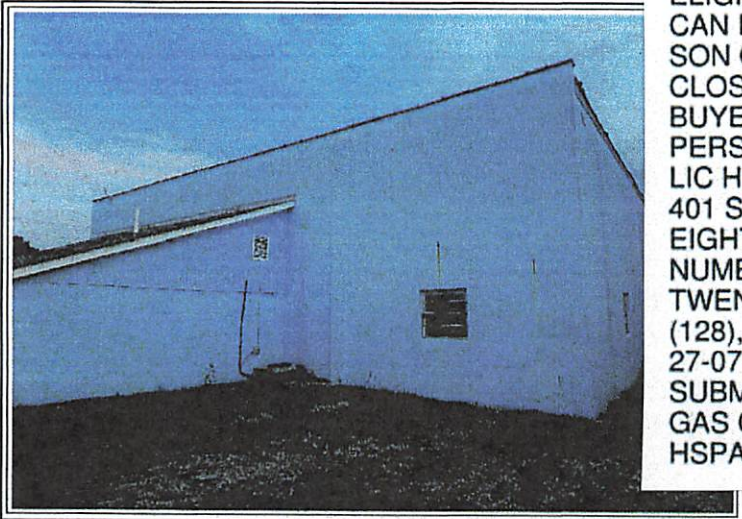
BIDS WILL BE OPENED AND READ ALOUD AT THE REGULAR CITY COUNCIL MEETING AT 6:30PM ON THE 12TH DAY OF OCTOBER, 2021. THE PROPERTY MAY NOT BE SOLD TO AN INELIGIBLE PERSON (e.g.) one who is delinquent on taxes). BUYER CAN INSPECT OR HAVE THE PROPERTY INSPECTED BY A PERSON OF THEIR CHOICE AT THEIR EXPENSE. BUYER MUST CLOSE WITHIN 45 DAYS OF ACCEPTANCE OF THE BID. THE BUYER IS BUYING THE PROPERTY IN "AS IS" CONDITION. ALL PERSONS WHO WISH TO BE HEARD CAN DO SO AT THIS PUBLIC HEARING.

401 SOUTH 1ST STREET GAS CITY, INDIANA 46933  
EIGHTY-EIGHT (88) FEET OFF OF THE NORTH END OF LOTS NUMBERED ONE HUNDRED TWENTY-SIX (26), ONE HUNDRED TWENTY-SEVEN (127) AND ONE HUNDRED TWENTY-EIGHT (128), IN FIRST ADDITION TO GAS CITY, INDIANA.

27-07-34-302-211.000-018

SUBMITTED BY CLERK TREASURER KAREN WOOD, CITY OF GAS CITY, IN, THIS 10TH DAY OF SEPTEMBER, 2021.

HSPAXLP.09/14/2021



CURRENTLY ZONED R3



**TOTAL SQUARE FOOTAGE: 3970 above grade**

The building is a concrete block construction with concrete slab foundation. The exterior siding is painted concrete block. The roof structure is reported to be a tar built up material that currently has an active roof leak in the southeast corner of the roof structure. The site is a corner lot, has adequate parking facility and the subject is serviced by municipal water and sewer services.

The site is situated on the southeast corner of 1<sup>st</sup> and south D Street approximately 4 blocks south of Main Street. Main Street is also State Road 22 and U.S. Highway 35 and is a heavily trafficked roadway.

The main floor interior room count of the subject property is a large garage area that has 3 overhead doors, office room, utility room and storage room. There is a conference room with 1/2 bathroom and kitchenette on the south side of the building improvements. Electric service is 200 amp electric panel. The interior of the improvements are functionally adequate for the automotive repair, body shop or home service industries.