

# ABSOLUTE LIVE AUCTION

Tuesday, September 17<sup>th</sup> at 6pm

OPEN HOUSES: Tuesdays (August 27, Sept 3, 10) from 4 to 6pm

SELLER: First State Bank

## DOWNTOWN CORNER LOT in MIDDLEBURY

118 S MAIN ST  
Middlebury, IN 46540

Located on the corner of Berry St and Main St, surrounded by popular downtown businesses.



**Looking to settle in the heart of Middlebury? Here's your chance!**

This property has been well maintained as a commercial space for awhile, and is now ready for a change of ownership to breathe new life into it.

This is a rare opportunity to not only place your business or family in a prime downtown location, but to also benefit from the potential of its upper level apartment. With endless possibilities, *you won't want to miss this auction!*

**NO RESERVE!  
SELLS  
ABSOLUTE!**

## PROPERTY HIGHLIGHTS

- Main level is set up for a commercial space with a large common area, multiple rooms and/or office spaces, and a full bathroom
- New roof installed in 2024
- Upper level currently leased as apartment, with separate entrance (*current tenant hoping to continue lease, offering extra income stream*)
- Concrete parking area along Berry St

See more on [brightstarres.com](http://brightstarres.com)



**MAIN OFFICE**  
**(574) 821-7653**  
AC32100007



**JESSE RIEGSECKER**  
**(574) 612-7277**  
Broker, Auctioneer

5% down day-of-auction, non-refundable. Balance due at closing in approximately 30 days. Property to be sold as-is, where-is. Property to sell with a deed restriction to exclude any financial institutions for five years from time of purchase.

