

# 1053 Middleton Run Road • Elkhart, Indiana

# Commercial Real Estate Auction

## 2 Buildings (16,000 sq. ft.) • 2.24 acres of land

### Friday, September 8, 2023 at 11 am

**Live On Site and Live Online**

Property and Auction Location  
**1053 Middleton Run Road,  
Elkhart, IN 46517**

Located within the Middlebury Street Industrial area, halfway between Old U.S. 20 and Middlebury Street, Minutes to C.R. 17, U.S. 20 Bypass and 180/90 Toll Road.

**OPEN HOUSE INSPECTION DATE**  
**Thursday, September 7, 9-4 pm or  
other times by appointment with  
the Brokers and Auctioneers.**



- 3,200 Square Foot Steel Building with 14' Overhead Door
- 12,840 Building with Office and Production Space
- 440 Amp, 2 Interior Cranes, 3 Overhead Doors 14'
- 2 Restrooms
- Well & Septic
- M1 Commercial Zoning
- Multi Use Options, Investigate The Potential And Be There To Bid



**SELLER: Pam Kyle and Shelly Collins**  
**Co-Executors for the Betty Collins Estate**

**Real Estate Terms:** 10% down day of sale with closing in 30 days. Seller will provide deed, clear title and title insurance. The sale will be subject to the Sellers confirmation and Court Approval. The property is being sold as is where is. Payment for survey and real estate taxes (past, present and future) will be the responsibility of the buyer. The buyer's premium at this auction is 7%. Call for more information and any questions. Inspection by appointment.

**Auctioneer Note:** This auction will be on the same day and in conjunction with the auction of the Assets of Collins Trailer. Semi short notice sale as the previous buyer washed out. Sellers are motivated and ready to go. Pay attention here and do not find out later that would have easily paid the high bid for this versatile industrial property.

**ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION.**

**Inspect, Arrange Financing and Bid Last!**

Auction Conducted by:

**BARTEL & COMPANY**  
**AUCTIONEERS**

Brad B. Hooley, Auctioneer Broker AU09200009  
574-596-9890 bradhooley@gmail.com

[WWW.BARTELANDCOMPANY.COM](http://WWW.BARTELANDCOMPANY.COM)

**"Our experience is your peace of mind, since 1988"**



Live Online Bidding Powered By: **proxibid**

In conjunction with



Lori Snyder, Broker  
574-849-5886 lorisnyder@bhhsni.com