

# Reggio's Real Estate Auction

Approx. 10 blocks north of downtown Mishawaka, Ind. on Main St. to Jefferson Blvd., then east 12 blocks at **1213 E Jefferson Blvd., Mishawaka, Ind. 46545.**

*Note: This is just east of Jordan Ford*

## Friday, April 28, 2023 • 5:00 p.m.

### Reggio's Restaurant Real Estate



#### PARCEL 1 – .45 Acre

**General Info:** This parcel is located on 4 lots with a total of 165'+/- of frontage on Jefferson Blvd. The restaurant building is 46' x 80' or 3,680 sq. ft. on ground level and the same in the lower level. There is a kitchen and restrooms on both floors. The main dining room is very spacious and open. There is a wide stairway to the lower level and a banquet room. The lower level has doors to the exterior. The building is in need of redecoration but the bones appear good. The location is very good and you would have a great property even if you didn't want the building. Its assessed usage is commercial, restaurant, bar or café.

**Taxes:** \$6,577.84/yr.

**Assessed Valuation:** Land - \$66,700 Improvements - \$129,900

**Inspection  
Tuesday,  
April 4, 2023  
4-5 pm**

#### PARCEL 2 – .25 Acre

**General Info:** This is a bare lot located just southwest of Parcel #1 with 103.1' of frontage on Stanley St. and approx. 105' deep. It makes a nice parking lot for Parcel 1 but it could be used separately. Its assessed usage is commercial, restaurant, bar or café.

**Taxes:** \$1,421.98/yr.

**Assessed Valuation:** Land - \$39,000 Improvements - \$3,500

**1% REALTOR  
CO-OP TO ANY  
REALTOR THAT  
PROVIDES A  
BUYER 24 HRS.  
PRIOR**

#### REAL ESTATE TERMS & CONDITIONS

The property will be sold subject to confirmation of the sellers.

**DOWN PAYMENT: 10% down payment** on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

**Property sold in individual tracts or a combination of 1 & 2.**

## Gary Protsman • DBA Reggio's Restaurant



# HAHN

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