

**Online  
Only**

# COMMERCIAL REAL ESTATE AUCTION

1303 & 1305 Lincolnway East, Goshen, IN 46526

**ENDS WED., MAY 14, 2025 @ 5:00 PM**

**1.43 ACRES • 3 BUILDINGS • LARGE CORNER LOT  
HIGH VISIBILITY • COMMERCIAL ZONING**



***This property includes the following:***

- **22 x 22 building** presently rented as a hair salon
- **67 x 73 4,630 sq. ft. building** that was formerly used as a restaurant with bar area, restrooms, Ansul system and sink included
- **40 x 98 3,500 sq. ft. building** with part of the building presently rented for pet grooming.

***This is a great investment opportunity!***

**A large new apartment complex is located directly across the street.**

## REAL ESTATE TERMS & CONDITIONS

**DOWN PAYMENT: 5% 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.

Any announcements made day of the sale take precedence over printed matter.

**AUCTIONEER NOTE:** Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

**CLOSING:** Approximately 30-45 days.

**TAXES:** \$17,757.58 per year

**3% Buyer's Premium**

**OWNER: CRIMSON RENTAL GROUP, LLC**



# HAHN

**[hahnrealtyandauction.com](http://hahnrealtyandauction.com)**

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