

Customer Display

Lots & Land 77062915 Active

945 Manchester Ave. Wabash, IN 46992

(3)



Map



(0)

\$165,000

[click on photo for additional pictures](#)

County:	Wabash	Township:	Noble
Zoning:	GB	School Dist:	Northfield
Elem. School:	Sharp Creek Elementary	Middle School:	
Frontage:	289	Pasture:	0
Apx Acres:	1.96	Rolling:	0
Lot Size:	Irregular	Tillable:	0
Parcel:	85-14-01-300-048.000-008	Wooded:	0
Legal:	PT SW 1/4, Sec 1, Twp 27N, R6E, Wabash Co.	Subdivision:	OTHER-WABASH CO
		Possession:	30DAC/negoti

Ann Taxes: 1118.14**Cov/Restrict:** No**Exemptions:** None**Ext Features:** None**Info Available:** Survey**DOM:** 2**Land Type:** Commercial**Wtr/Sewer:** Sewer-City Avail , Water-City Avail**Lot Desc:** Sloping**Utilities:** Electricity , Gas Available**Easements:** Other See Remarks**Show Instr:** Lot-No Key , Other See Remarks**Directions:** Manchester Ave. (SR 13) south form US 24 to Grover St. Property on East side of Manchester Ave. just across from Grover St.**Remarks:** This is an excellent site to construct professional offices, with several others nearby. Offers easy access for city residents as well as out of towners being just a short distance from US 24. Your offices will be easily seen thanks to the 300' of frontage on SR 13. Provides a view of the pond from the back of the property as well. All city utilities are available.**Prepared For You By:**

EDWARD GILBERT OF WABASH REALTY, LLC.

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