



ABSOLUTE AUCTIONS

~2-COMMERCIAL R.E. PROPERTIES- ZONED C-4~

LOCATIONS: 103 N. Chestnut St. and 120 W. 2nd St. Seymour, In.

THURSDAY, SEPT. 12, 2024 · 5 p.m.

C-4 Central Business District in Downtown Seymour

103 N. Chestnut St. Seymour, In.: A large brick three-story building totaling 9,963+/-sq.ft. The main floor of this fine Commercial Real Estate is currently restaurant ready complete with a like new 15 ft. hood (fire suppression system), refinished hardwood floors, nice bar, upper area for a band/dance floor, beautiful ornate ironwork railings, tables, chairs, stools, all kitchen and dining smalls are included, recent central air/heat upgrade. The building has a nice awning across the front with plenty of free parking. The upper two floors also boast beautiful woodwork, high ceilings hardwood floors over 3300 sq. ft. per floor! Zoned C-4 The City of Seymour offers several grant programs to upgrade the Historical district through Seymour Main Street! Located approx. 1 mile from I-65. Great income potential. **Seller:** 103 N. Chestnut LLC ***Selling @ 5 p.m.***

120 W. 2nd St. Seymour, In.: This Historical three-story building is a blank slate..Ready for you to develop! 2000 sq. ft. per floor with a partial basement. Zoned C-4. There are many incentives through Seymour Main Street. Building and rental assistance are available. **Seller:** Seymour120 W. 2nd St. LLC ***Selling @ 5:30 p.m. ~Go to heilauktion.com for pictures~***

REAL ESTATE TERMS: 10% day of auction (non-refundable). Balance due in 40 days. Possession at closing. Buyer to pay taxes due & payable May 2025. 10% Buyer's Premium.

Jay Stephens-Per. Rep.

Matt Jacobs-Attorney for the Estate




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