



ONLINE AUCTION

ends **Wednesday, October 29th at 5pm**

OPEN HOUSES: Wednesday, Oct 22 from 12-2pm or by appt

SELLER: Custom Art Gallery, LLC

0.44± acre
**COMMERCIAL
PROPERTY**
in **ELKHART**

23957 US-33
Elkhart, IN 46517

**Great location on Lincoln Hwy! Located in Dunlap,
one mile southeast of US-20 entrance/exit.**

**STARTING BID
\$175,000**

Mixed use commercial property selling at auction in a high-traffic area on US-33 in Elkhart, located approximately 1 mile from the US 20 bypass. Currently used as a tattoo and piercing studio, this property has been updated providing good business potential.

- **HIGH VISIBILITY:** approx. 17,000 vehicles per day (INDOT)
- **MIXED USE:** business and residential (confirm with county)
- **UPDATES:** spend more time building your business!
- **CONVENIENCE:** between US-20 bypass and CR-17
- **FLEXIBLE SPACE:** ample storage or living space in lower level or wing of building



**See full gallery & find
where to bid online on
brightstarres.com**



JESSE RIEGSECKER
(574) 612-7277
Broker, Auctioneer



RICH CARPENTER
(269) 340-2261
Broker, Auction Manager

10% down day of auction, non-refundable. Balance due at closing in approximately 45 days.
Property lines drawn are approximate. Property to sell at or above starting bid per seller's confirmation.

