

Listings as 04/06/2026

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202611014 1418 E Rhorer Road Bloomington IN 47401 Status Active L \$987,654



Area Monroe County Parcel ID 53-08-21-101-002.000-008 Type Site-Built Home
 Sub None Cross Street Bedrms 1 F Baths 3 H Baths 0
 Location Style Other
 School District MOC Elem Rogers/Binford JrH Jackson Creek SrH Bloomington South
 Legal Description 014-04570-00 KENWORTHY LOT 2 (1.00A)
 Directions From Old 37, turn onto E Rhorer Rd. Property is on the right side of the road.
 Inside City Limits City Zoning County Zoning Zoning Description

Remarks ***PROPERTY IS SELLING AT AUCTION SO THE "LIST PRICE" IS JUST A PLACE HOLDER FOR INTERNET FILTERING*** This tract features a modern commercial warehouse building constructed in 2018, offering approximately 6,800+ square feet of usable space including warehouse and office areas. NOTE: Current zoning is Residential 1 on all properties per county planning information. With the building are two apartments as well as another space. One apartment has 2 bedrooms and 2 bath. One apartment is 1 bedroom 1 bath. The building is well-suited for a variety of uses including contracting business, storage, light industrial, distribution, or investment purposes. Highlights: ~6,840 sq ft total building Warehouse space + finished office area High ceilings and functional layout Concrete parking and access areas Excellent location for business operations Ideal for: - Contractors / trades - Small business owners - Equipment storage - Investment / rental income - This tract is a standout feature of the auction and creates strong live/work potential when combined with the residential tracts.

Se	Lo	Lot Ac/SF/Dim	1.0000 / 43,560	1a	Sr	No	Lot Des	0-2.9999			
Township	Perry	Abv Gd Fin SqFt	6,840	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	6,840	Year Built	2018
Age	8	New No	Date Complete	Ext	Metal, Stone	Fndtn	Partial Basement	# Rooms	4		
Room Dimensions		Inside City Limits	City	County	Zoning Description						
L	x	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No	
D	x	B-Main	1	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No	
F	x	B-Upper	2	0	Sewer	Septic	Dryer Hook Up	No	Split Firpln	No	
K	x	B-Blw G	0	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No	
B	x	Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No	
D	x	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
M	28 x 12	M					Alarm Sys-Sec	No	Fence		
2	x						Alarm	No	Golf Course	No	
3	x						Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4	x	Garage	1.0 / Attached	/ 89 x 59 /	5,251.0		Pool	No	Garage Y/N	Yes	
5	x	Outbuilding	None	x			Pool Type		Opnr:	No	
R	x	Outbuilding		x			Off Street Pk				
LF	x	Assn Dues		Not Applicable							
E	x	Other Fees									
WtrType		Restrictions									
Water Features		Water		Wtr Name							
		Wtr Frtg		Channel Frtg							
				Lake Type							

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 4/29/2026 Auction Time 6:00pm

Auctioneer Name Cody Coffey Auctioneer License # AU12500011

Financing: Proposed Exemptions Year Taxes Payable 2026

Annual Taxes \$20,576. Is Owner/Seller a Real Estate Licensee No Possession at closing

List Office United Country Coffey Realty & Auction - Offc: 812-822-3200

Pending Date Closing Date Selling Price How Sold CDOM 5

Ttl Concessions Paid Sold/Concession Remarks Seller Concessions Offer Y/N Seller Concession Amount \$

Presented by: Cody Coffey / United Country Coffey Realty & Auction - Offc: 812-822-3200

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