



PUBLIC AUCTION

1100 W RIVERSIDE AVE, MUNCIE, IN
SATURDAY, NOVEMBER 29, 2025 @ 11:00 AM EST
- OPEN HOUSE DATES -

Nov. 17th and Nov. 24th from 5:00 - 6:30 PM EST

A rare opportunity to acquire a purpose-built fraternity/sorority house or group housing facility just steps from Ball State University. This well-maintained property offers flexible space, single-room privacy, and full-service amenities ideal for student accommodations.

- Total Building Size: 15,572± sq. ft.
- Lot Size: 0.80± acres
- 28 Private Dorm-Style Bedrooms
- 1 Private First-Floor Apartment
- 4 Dorm-Style Bathrooms
- 1 Private Full Bathroom 3 Half Bathrooms



SENIOR RELOCATION • REAL ESTATE • DOWNSIZING

**4420 Ardmore Avenue
Fort Wayne, Indiana 46809**

Fort Wayne Location Indianapolis Location
260-441-8636 317-614-0236

email: wbeer@scheerermcculloch.com



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Details at: www.ScheererMcCulloch.com



Property Features



1100 W RIVERSIDE AVE, MUNCIE, IN

PROPERTY HIGHLIGHTS

- Total Building Size: 15,572± square feet
- Lot Size: 0.80± acres
- Located 1 block from Ball State University
- 28 Private Dorm-Style Bedrooms
- 1 Private First-Floor Apartment
- 4 Dorm-Style Bathrooms
- 1 Private Full Bathroom
- 3 Half Bathrooms

SHARED SPACES

- Multiple spacious gathering areas for meetings, social events, or lounges
- Full kitchen with appliances included
- Game room & fitness room in lower level
- Large Laundry Area
- Parking for approximately 24 vehicles

WHAT SETS THIS PROPERTY APART

- Rare single-room layout—no other Greek housing on campus offers this level of privacy
- Turn-key opportunity with security, fire safety, and HVAC systems in place
- Maintained by a professional management company for years
- Walking distance to Ball State University

IMPROVEMENTS ('20-'25)

Exterior & Roof Level

- Repaved driveway and parking lot
- Partial roof replacement
- Chimney and masonry reconstruction
- New rear gutters
- Improved drainage (no lower-level water issues)
- Renovated concrete patio (lower level west)
- Maintained/improved perimeter and patio fencing
- Ongoing masonry maintenance (tuck-pointing)

All Floors

- Upgraded Wi-Fi technology

First Floor

- One furnace replaced
- All dorm windows replaced
- TV auditorium, dorms, and lounge re-carpeted
- Partial renovation of two shared dorm bathrooms

Second Floor

- All dorm windows replaced
- Two shared dorm bathrooms partially renovated
- One furnace replaced
- Dorm hallway and lounge re-carpeted

Basement

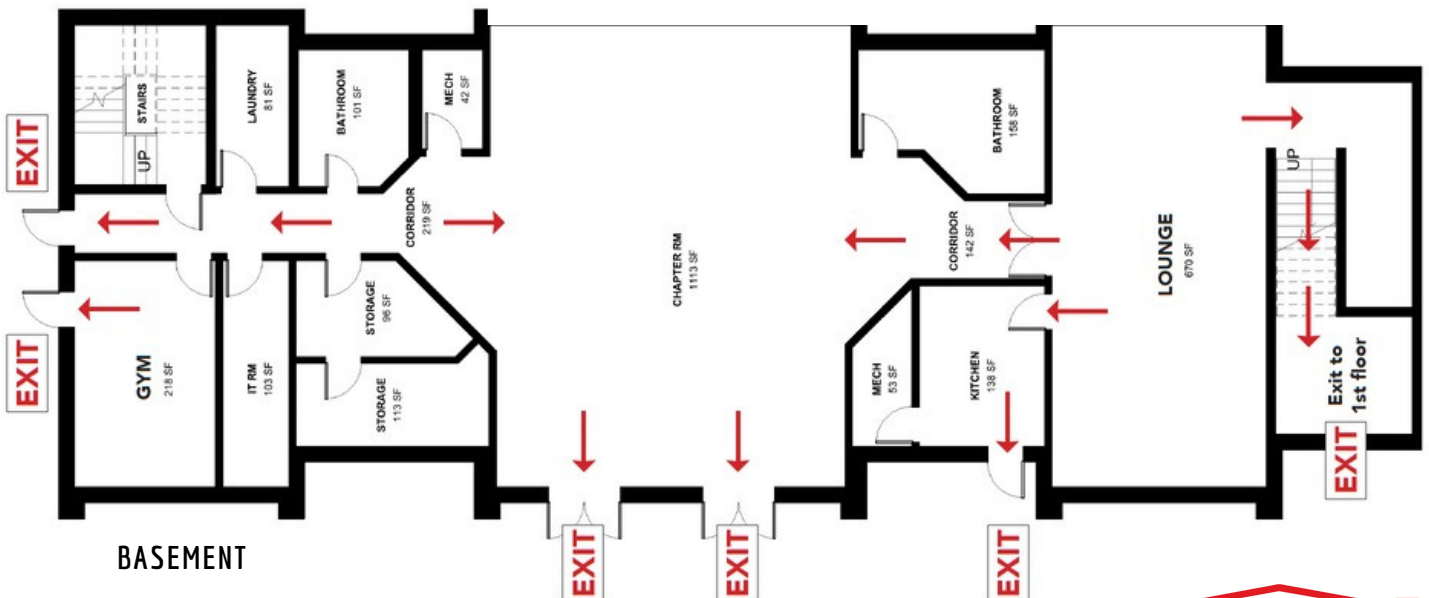
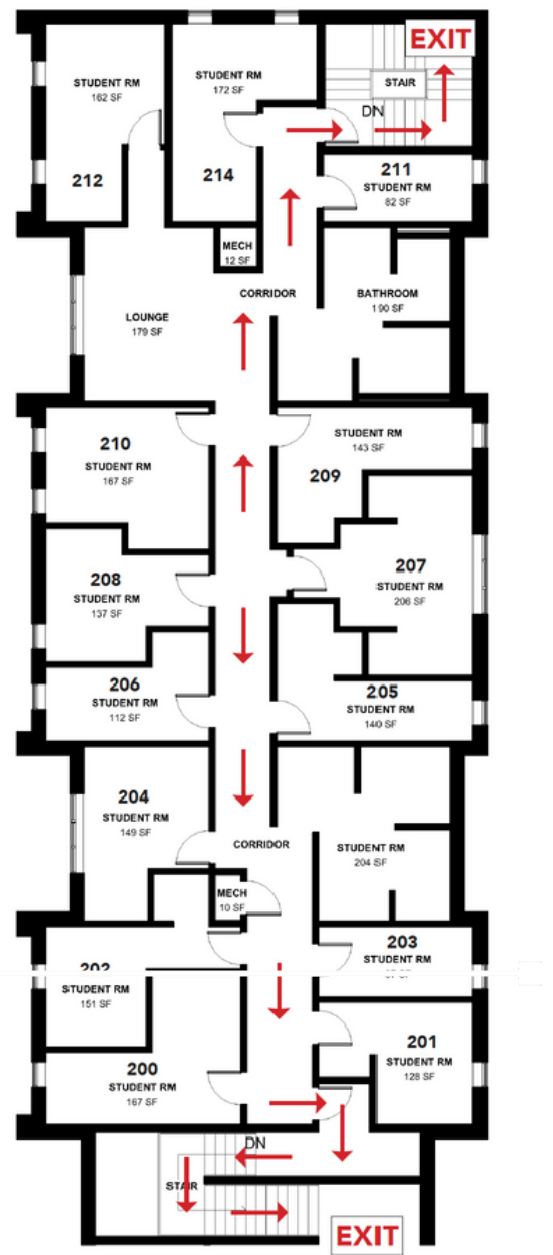
- Two furnaces replaced

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2ND FLOOR



FLOOR PLANS