



TYPE Warehouse
BSMT/FNDN Slab
APX TOTAL AG SQFT 3,621
APX YEAR BUILT 1957
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$1,967.00

AREA Allen County
LOCATION City
SUBDIVISION None
TOWNSHIP Wayne
PARCEL # 02-13-18-202-003.000-074

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE No
LEASE TERM REMAINING none

LEGAL DESCRIPTION

PUBLIC UTILITIES
OCCUPANCY Vacant
EXTERIOR Block, Concrete
ROOF Asphalt
FLOORING Carpet, Other
BASEMENT No

LOT DIMENSIONS 284x67
ACRES 0.4384
FLOOD ZONE No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
SEWER City
SPECIAL FEATURES 110 Volts, 220 Volts, 440 Volts, Fenced, Office Space

PARKING SPC
RESTROOMS 2
CEILING HEIGHT 12' & 8'
INTERIOR WALLS Drywall
HEAT/FUEL Electric, Gas, Hot Water
COOLING Wall AC
WATER UTILITY City
WATER HEATER Yes

FIRE PROTECTION City
PARKING Gravel, Off-Street, Private
INTERNAL ROOMS Office, Warehouse
ENVIRON. REPORTS AVAIL. Phase 1 Report, Phase 2 Report
PRESENT USE Service, Warehouse

PROPOSED FINANCING Cash
DOCUMENTS AVAILABLE Floor Plan
FENCE Barb Wire, Chain Link

	Building 1	Building 2	Building 3
Above Grd SqFt	3,621		
Below Grd SqFt	0		
Fin Office SqFt	1,935		
Story	1		

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Thurs. May 20th @ 3:00 pm. There will be two viewing dates held on Monday, May 10th from (4-5) and Monday, May 17th from (4-5). *** 3,621 sqft Commercial Warehouse Building on 0.43 Acres with 2 Finished Rooms, 4 Offices, Kitchenette area with Microwave, Toaster and Fridge, 2 Restrooms, Warehouse Space w/Concrete Floor, Storage Spaces, and a 10'x9' Garage Door. Gated Gravel Parking Lot that provides plenty of Parking Spaces. Rm1 off Main Front Entrance is 16'x28 w/laminate floor; Rm2 off Front Side Entrance is 15'x17' w/carpet; Office 1 is 10x11w/carpet & large built in corner desk & shelving; Office 2 is 8'x11' w/carpet & built in draft table & desk; Office 3 is 10'x11' w/carpet & built in draft table, desk & shelving; Office 4 is 10'x11' w/carpet & built in draft table, desk & shelving. The Air compressor to stay with the building. Two Office are heated by Electricity and rest of building by Gas Boiler, Hot Water.

Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

Directions to Property From Downtown Fort Wayne, head East on W. Jefferson Blvd and continue onto Maumee Ave., turn right on S. Anthony Blvd., turn left on E. Pontiac St., Building will be on the right.