

Property Type COMMERCIAL

Status Active

Auction Yes

MLS #	202531206	2517	Lower Huntington Road	Fort Wayne	IN	46809	Status	Active	LP	\$54,700
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Area	Allen County	Parcel ID	02-12-28-477-003.000-074	Type	Retail
Cross Street		Lot Sz Acr	0.0700	Lot Sz SqFt	3,049
Subdivision	Elzey(s)	Age	80		
Legal Description	E 23.70' Of Frl W 142.75' Lots 96 & 97 Elzeys 1st Addition To Waynedale				
Directions	Head South on Lafayette St, once on E Paulding Rd turn Right (becomes Airport Expy) Pass Winchester Rd, turn right				
Inside City Limits	City Zoning	County Zoning	Zoning Description		

Remarks Endless Possibilities for Retail Space, Office Space or Investment Income. Side By Side Commercial Buildings Offered at Online Auction Individually or as whole unit. Built in 1945 with 9' Interior Ceilings, Rubber Roof, Gas HVAC & Central A/C plus ample space behind building for staff breaks or extra storage. Traffic Count for this road is 8,439. This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The Personal Representative for the Estate will review the Highest Offer on Wednesday, September 3 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 17 (1-2 pm) and Tues. Aug. 26 (1-2 pm)..... THIS IS Tract # 1 - 2517 Lower Huntington Rd. Consists of 1,775 sqft with 23x10 Reception /Lobby Area, 12x10 Kitchen Area, 2 Restrooms, 11x9 Office Space, 11x9 Office Space, 11x9 Office Space, 16x6 Office Space, and 12x10 Storage and 2-6 Parking spaces w/600 sqft Asphalt Lot. 220 Amp service. MINIMUM STARTING BID IS \$ 40,000..... Tract # 2 - 2519 Lower Huntington Rd Consists of 2,664 sqft with 46x34 Main Lobby with Reception Area,, 2 Restrooms, 15x8 Private Office Space and Storage Area, and 4-6 Parking Spaces w/800 sqft Asphalt Lot. Recent updates include: new ceiling tiles, upgraded lighting throughout, roof patchwork. MINIMUM STARTING BID IS \$ 50,000..... *Interior Personal Property inventory selling Online separately. ** This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. *** Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.

Sec	Lot	Township	Wayne	Zoning	Lot Ac/SF/Dim	0.070 / 3,049	/ 132 X 23
Year Built	1945	New No		Years Established	Exterior Vinyl	Bsmt/Fndn	None
Const Type	Wood Frame			Total # Bldgs	1	Stories	1.0
Bldg #1 Total Above Gd SqFt	1,776			Total Below Gd SqFt	0	Story	1
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story	
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story	
Location				Fire Protection	City	Fire Doors	Yes
Water Frtg				Roof Material	Rubber	Interior Height	9"
Bldg Height				Ceiling Height	9"	Column Spacing	none
Interior Walls	Drywall			Parking	Lot, Paved	Water	City
Flooring	Carpet			Equipment	No	Well Type	
Road Access	City			Enterprise Zone	No	Sewer	City
				Currently Leased	No	Heating/Fuel	Gas, Forced Air
Virtual Tour						Cooling	Central Air
						Burglar Alarm	No
SALE INCLUDES	Building						
INTERNAL ROOMS	Kitchen, Office, Storage						
SPECIAL FEATURES	Delivery Door, Office Space, Public Restrooms, Reception Area						

Water Name		Lake Type		Water Access	
Water Features	None				

Financing: Proposed	Cash, Conventional	Exemption		Year Taxes Payable	2024
Annual Taxes	\$1,406.48	Is Owner/Seller a Real Estate Licensee	No	Possession	Day Of Closing
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911				

Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
Seller Concessions Offer Y/N	Seller Concession Amount \$		

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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