

Property Type COMMERCIAL

Status Active

Auction Yes

MLS #	202531206	2517	Lower Huntington Road	Fort Wayne	IN	46809	Status	Active	LP	\$54,700
-------	-----------	------	-----------------------	------------	----	-------	--------	--------	----	----------



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, Rolled Tar Roof, Gas HVAC & Central A/C with separate meters, but water meter is shared, 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

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
Const Type	Wood Frame	Total # Bldgs	1	Stories	1.0	Total Restrooms	2
Bldg #1 Total Above Gd SqFt	1,776	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	1,776
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location	Fire Protection	City	Fire Doors	Yes			
Water Frtg	Roof Material	Rolled	Interior Height	9"			
Bldg Height	Ceiling Height	9"	Column Spacing	none			
Interior Walls	Drywall	Parking	Water	City			
Flooring	Carpet	Equipment	Well Type				
Road Access	City	Enterprise Zone	Sewer	City			
	Currently Leased	No	Heating/Fuel	Gas, Forced Air			
Virtual Tour	Unbranded 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
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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.