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**PROVIDING PROFESSIONAL AUCTION,  
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**WITH SPECIALISTS IN REAL ESTATE,  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## **5,300 SF Commercial Building with 2 Showrooms!**

This property will be offered at Online Only Auction on Tuesday, July 30, 2024 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$25,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 30, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$7,479.00. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, July 30, 2024**

**Bidding begins closing out at 6 pm!**

**1501 N. Baldwin Ave., Marion, IN 46952**

**Center Township • Grant County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



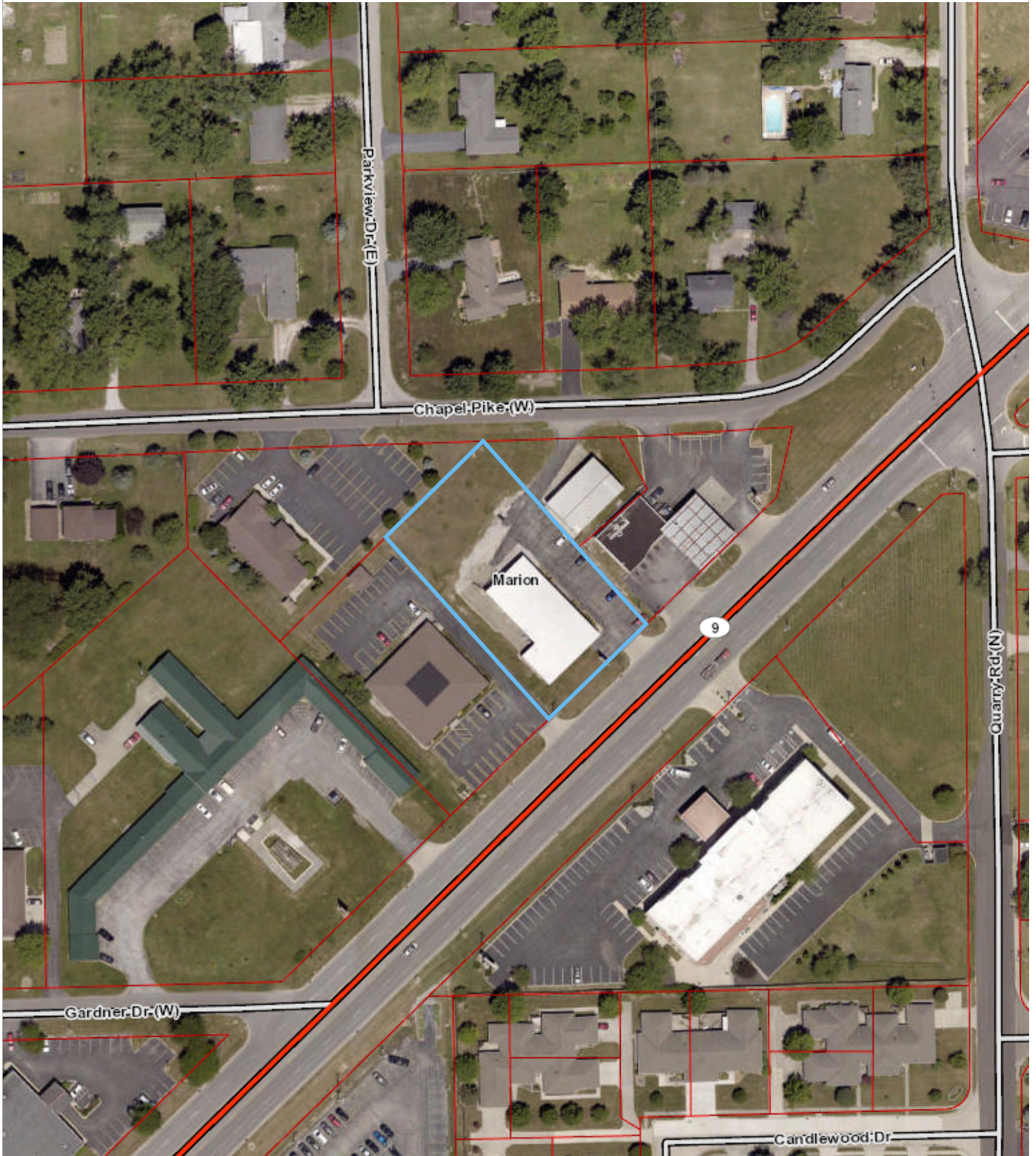
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# 1501 N. Baldwin Ave., Marion



**Property Type** COMMERCIAL      **Status** Active      **CDOM** 0      **DOM** 0      **Auction** Yes

**MLS** 202425370      1501 N Baldwin Avenue      Marion      IN 46952      **Statu** Active      **LP** \$0



**Area** Grant County      **Parcel ID** 27-02-31-201-005.001-002      **Type** Retail

**Cross Street**

**REO** N      **Short Sale** No      **Age** 50

**Legal Description** 16-35-9820.03A PT NW SEC 31 .76 A MP 0231-201-005.001

**Directions** Property is on the north side of Baldwin Ave (Hwy 9). Across the street from the Hampton Inn.

**Inside City Limits** Y      **City Zoning** OTH      **County Zoning**      **Zoning Description** LC/TZ

**Remarks** 5300 SF Commercial Building selling via Online Only Auction on Tuesday, July 30, 2024 -- Bidding begins closing out at 6 pm! Step into this 5300 sf commercial building. The spacious layout includes a large showroom, a 12x12 office, a breakroom, 2 half bathrooms, a reception area, and a second showroom, offering a versatile canvas for various business needs. With a new roof and 3 new furnaces and A/C units installed just 2 years ago, as well as new carpet in the showroom and a recently redone parking lot, this property is ready for your business. Easily adaptable into 2 separate spaces, making it an ideal choice for a range of office or retail purposes. Great opportunity for businesses seeking a prime location with endless possibilities! Open House: Tuesday, July 23rd 5:30-6pm

**Agent Remarks** Online Auction: Tues. 7.30.24 6pm Open House: Tues. 7.23.24 5:30-6pm TERMS: \$25,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in

Sec	Lo	Township	Center	Lot Ac/SF/Dim	0.7600 / 33,106 / 240x135	Src
<b>Year Built</b>	1974	<b>Age</b> 50	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Metal, Stone	<b>Foundation</b> None
<b>Const Type</b>	Site-Built			<b>Total # Bldgs</b> 1	<b>Stories</b> 1.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b>		5,300		<b>Total Below Gd SqFt</b> 0	<b>Story</b> 5300	<b>Finished Office SqFt</b> 144
<b>Bldg #2 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Bldg #3 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Location</b>				<b>Fire Protection</b> City		<b>Fire Doors</b> No
<b>Bldg Height</b>				<b>Roof Material</b> Metal	<b>Int Height</b> 12 feet	
<b>Interior Walls</b> Drywall				<b>Ceiling Height</b> 12 feet	<b>Column Spcg</b> n/a	
<b>Flooring</b> Carpet, Concrete, Tile				<b>Parking</b> Lot, Paved	<b>Water</b> City	
<b>Road Access</b> City				<b>Equipment</b> No	<b>Well Type</b>	
<b>Currently Lsd</b> No				<b>Enterprise Zone</b> No	<b>Sewer</b> City	
					<b>Fuel /</b> Forced Air	
					<b>Heating</b>	
					<b>Cooling</b> Central Air	
					<b>Burglar Alarm</b> No	
					<b>Channel Frtg</b>	
					<b>Water Frtg</b>	

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Office, Showroom  
**SPECIAL FEATURES** Office Space

Water Access		Water Name		Lake Type	
<b>Water Features</b>					
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger			<b>Auctioneer License #</b> AC31300015	
<b>Occupancy</b>		<b>Owner Name</b>			
<b>Financing:</b> Existing		<b>Proposed</b>		<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$7,479.0	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2024		<b>Assessed Value \$</b>	
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238		<b>List Agent</b> Chad Metzger - Cell: 260-982-9050			
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com				
<b>Co-List Office</b>		<b>Co-List Agent</b>			
<b>Showing Instr</b> Showingtime or Open House					
<b>List Date</b> 7/10/2024	<b>Exp Date</b> 11/1/2024	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 2.0%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	
<b>Virtual Tour</b>				<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0	
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Office</b>	<b>Sell Agent</b>		<b>Sell Team</b>		
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>				

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
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 CHAD METZGER CAL. CAGA

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### Average Utilities

	Company	Average Amount
Gas	Vectrin	\$ 300-500
Electric	J+M	\$ 300-500
Water	+ Sewer - Marion Utilities	\$ 70
Other		\$
HOA		\$

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or info@metzgerauction.com**

27-02-31-201-005.001-002

HARTCO SHOES INC

1501 N BALDWIN AVE

420, Small Detached Retail of Less Than

N Kem Rd 1300 N Baldwin

**General Information**

**Parcel Number**  
27-02-31-201-005.001-002

**Local Parcel Number**  
0231-201-005.001-16

**Tax ID:**  
0163502051

**Routing Number**  
0231-201-005.001

**Property Class 420**  
Small Detached Retail of Less Than

**Ownership**

HARTCO SHOES INC  
1501 N BALDWIN AVE  
MARION, IN 46952

**Legal**  
16-35-9820.03A PT NW SEC 31 .76 A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/10/2008	HARTCO SHOES INC		QC	1/08340		I
01/23/1995	HART, JAMES F & BE		WD	/		I

**Notes**

11/28/2016 RE-A: RR17 changed grade; added rfx/concp; adj use type; adj obsol - Nexus

2/1/2010 : RE-A PAVE AVE COND. GL

7/31/2008 : HART'S SHOES

**Year: 2024**



**Commercial**

**Location Information**

**County**  
Grant

**Township**  
CENTER TOWNSHIP

**District 002 (Local 016)**  
MARION CITY-CENTER TOWNSHI

**School Corp 2865**  
MARION COMMUNITY

**Neighborhood 02091**  
N Kem Rd 1300 N Baldwin 02

**Section/Plat**  
000

**Location Address (1)**  
1501 N BALDWIN AVE  
MARION, IN 46952-1926

**Valuation Records**

Assessment Year	2024	2023	2022	2021	2020
<b>Reason For Change</b>	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
<b>As Of Date</b>	04/09/2024	04/06/2023	03/29/2022	04/08/2021	04/06/2020
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	<b>\$183,800</b>	<b>\$183,800</b>	<b>\$183,800</b>	<b>\$183,800</b>	<b>\$183,800</b>
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$183,800	\$183,800	\$183,800	\$183,800	\$183,800
<b>Improvement</b>	<b>\$64,700</b>	<b>\$65,500</b>	<b>\$65,500</b>	<b>\$59,500</b>	<b>\$59,500</b>
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$64,700	\$65,500	\$65,500	\$59,500	\$59,500
<b>Total</b>	<b>\$248,500</b>	<b>\$249,300</b>	<b>\$249,300</b>	<b>\$243,300</b>	<b>\$243,300</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$248,500	\$249,300	\$249,300	\$243,300	\$243,300

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.76	1.24	\$195,000	\$241,800	\$183,768	0%	1.0000	0.00	0.00	100.00	\$183,770

**Land Computations**

Calculated Acreage	0.76
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.76
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.76
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$183,800
<b>Total Value</b>	<b>\$183,800</b>

**Characteristics**

**Topography** Level  **Flood Hazard**

**Public Utilities** All  **ERA**

**Streets or Roads** Paved  **TIF**

**Neighborhood Life Cycle Stage**  
Improving



**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	C/I Building 1	<b>Pre. Framing</b>	Fire Resistant
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	1: 1(336')
<b>Heating</b>	5300 sqft
<b>A/C</b>	5300 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0		0	
<b>Half Bath</b>	0	2	4	
<b>Kitchen Sinks</b>	0	1	1	
<b>Water Heaters</b>	0	1	1	
<b>Add Fixtures</b>	0	0	0	
<b>Total</b>	0	0	4	6

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

Description	Area	Value
Patio, Concrete	1476	\$7,600
Patio, Concrete	240	\$1,400
Canopy, Roof Extension	240	\$2,400

**Special Features**

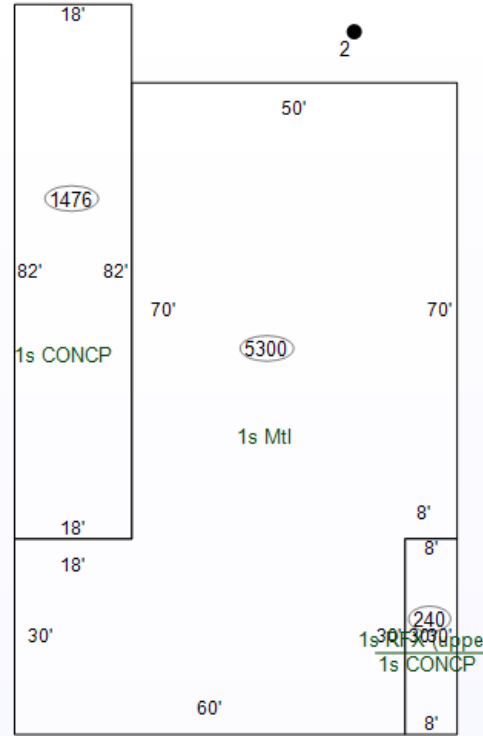
Description	Value
Can, CT 784sqft	\$22,000
DF, TW/R 48' 288sqft	\$3,350

**Other Plumbing**

Description	Value

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$429,353</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$475,703</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$25,350	<b>Repl. Cost New</b>	<b>\$372,475</b>
Exterior Features	\$11,400		



**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	5300 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	336'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
<b>Base Rate</b>	<b>\$83.25</b>
Frame Adj	\$0.00
Wall Height Adj	(\$2.24)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$81.01</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$81.01</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$81.01</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$429,353</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 1	1	Metal	D+2	1974	1974	50	A		0.87		5,300 sqft	\$372,475	80%	\$74,500	17%	100%	1.000	1.000	0.00	0.00	100.00	\$61,800
2: PAVING, ASPHALT	1	Asphalt	C	1977	1977	47	A	\$2.81	0.87	\$2.44	6,000 sqft	\$14,668	80%	\$2,930	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900

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