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Metzger
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Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer • Dodie Hart • John Bumau • Austin Metzger
Neil Snyder • Justin Nicodemus

260-982-0238

July 30 6 pm

1501 N. Baldwin Ave., Marion, IN

High Visibility

Commercial Real Estate!

• Move-in Ready Building

**• Great for Office or Retail • Easily
Partitioned into Multiple Businesses**



**Open House:
July 23 5:30-6 PM**

Online Commercial Real Estate

AUCTION

BidMetzger.com

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!

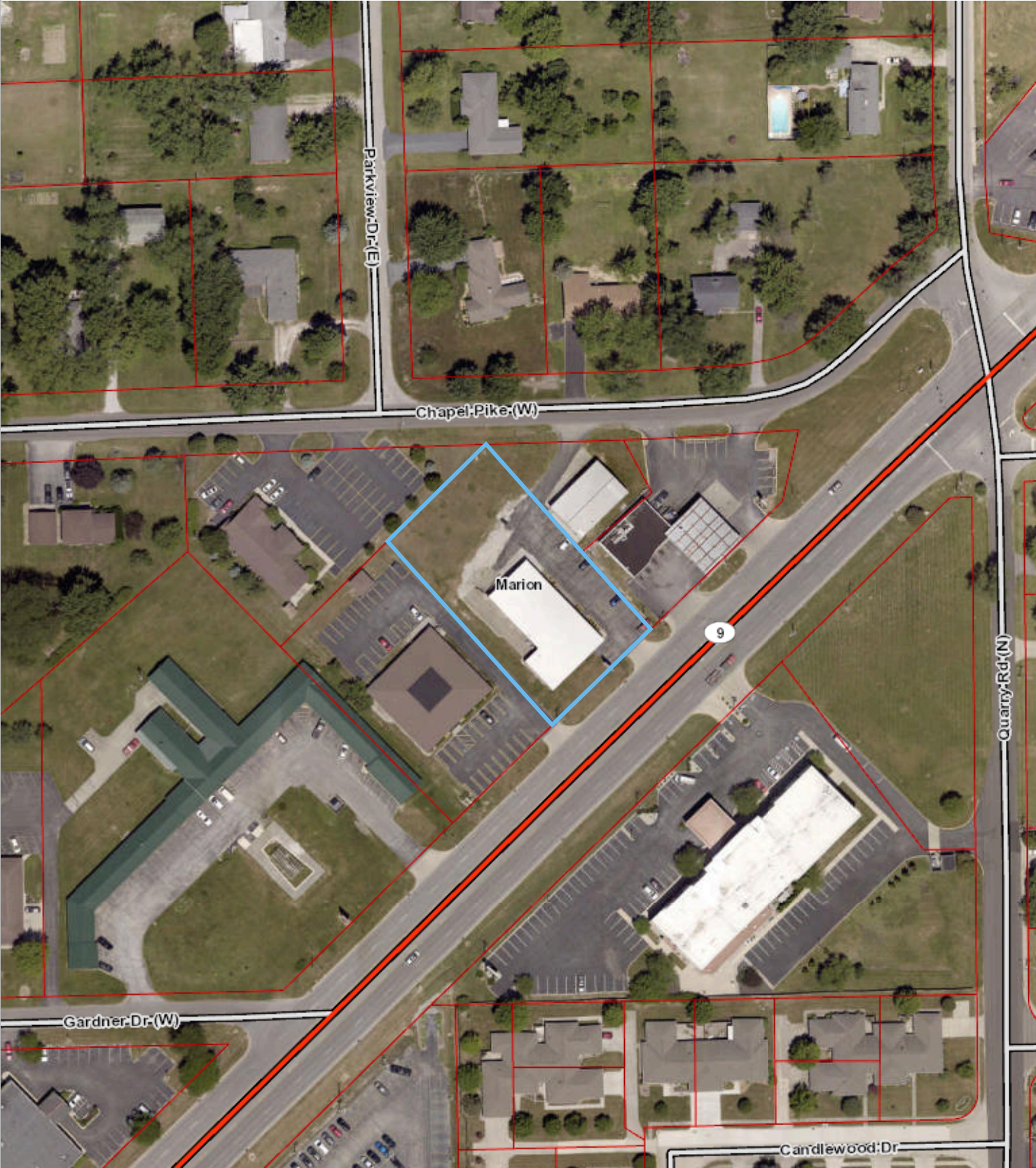
1501 N. Baldwin Ave., Marion, IN 46952

Center Township • Grant County

www.BidMetzger.com



1501 N. Baldwin Ave., Marion






Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as 07/23/2024

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	13	DOM	13	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							Age	50	
	REO	N	Short Sale	No						
	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 2% Buyer's Premium to be added to winning invoice. Full Terms in Docs 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 docs. Seller has the right to accept bids prior to auction.

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

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

Water Access				Water Name				Lake Type				
Water Features												
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015		
Occupancy				Owner Name								
Financing:		Existing		Proposed				Excluded Party		None		
Annual Taxes		\$7,479.0		Exemption		No Exemptions		Year Taxes Payable		2024		
Is Owner/Seller a Real Estate Licensee				No				Possession		at closing		
List Office		Metzger Property Services, LLC - Off: 260-982-0238				List Agent		Chad Metzger - Cell: 260-982-9050				
Agent ID		RB14045939		Agent E-mail		chad@metzgerauction.com						
Co-List Office				Co-List Agent								
Showing Instr		Showingtime or Open House										
List Date	7/10/2024 <th>Exp Date</th> <td colspan="2">11/1/2024<th colspan="2">Publish to Internet</th><td>Yes</td><th colspan="2">Show Addr to Public</th><td>Yes</td></td>		Exp Date	11/1/2024 <th colspan="2">Publish to Internet</th> <td>Yes</td> <th colspan="2">Show Addr to Public</th> <td>Yes</td>		Publish to Internet		Yes	Show Addr to Public		Yes	
IDX Include	Y	Contract Type		Exclusive Right to Sell				Allow AVM		Ye	Show Comments	Yes
Seller Concessions Offer Y/N				Seller Concession Amount \$								
Virtual Tour		Unbranded Virtual Tour						Type of Sale				
Pending Date		Closing Date				Selling Price		How Sold		CDOM 13		
Total Concessions Paid				Sold/Concession Remarks								
Sell Office				Sell Agent				Sell Team				
Co-Sell Office				Co-Selling Agent								

Presented by: Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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. © 2024 IRMLS. All Rights Reserved.



PROPERTY SERVICES, LLC

Metzger

CHAD METZGER CAL, CAGA

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★ PERSONAL PROPERTY AUCTIONS

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Average Utilities

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

27-02-31-201-005.001-002

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

Year: 2024

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, May 14, 2024

Review Group 2021

HARTCO SHOES INC

Ownership

HARTCO SHOES INC
1501 N BALDWIN AVE
MARION, IN 46952

Legal

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



1501 N BALDWIN AVE

420, Small Detached Retail of Less Tha

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

Commercial

Valuation Records

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

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

N Kem Rd 1300 N Baldwin

1/2

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

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
Total Value	\$183,800

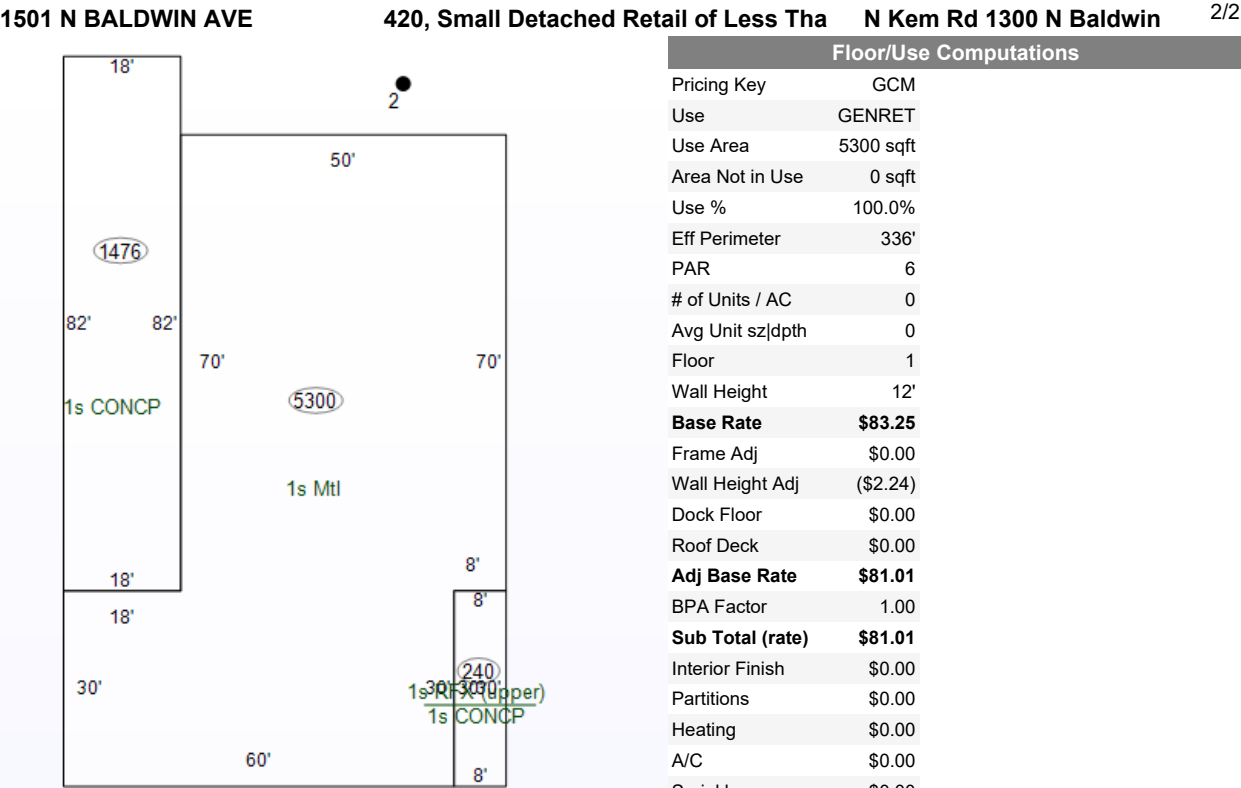
27-02-31-201-005.001-002		HARTCO SHOES INC	
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 1	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type			1: 1(336')	
Heating			5300 sqft	
A/C			5300 sqft	
Sprinkler				

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0		0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	2	4	<input type="checkbox"/> Other			
Kitchen Sinks	0	1	1	GCK Adjustments			
Water Heaters	0	1	1	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	4	6	<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		Other Plumbing	
Description	Value	Description	Value
Can, CT 784sqft	\$22,000		
DF, TW/R 48' 288sqft	\$3,350		



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'
Base Rate	\$83.25
Frame Adj	\$0.00
Wall Height Adj	(\$2.24)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$81.01
BPA Factor	1.00
Sub Total (rate)	\$81.01
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
S.F. Price	\$81.01
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$429,353

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

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

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**

...Generation after Generation



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