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**260-982-0238**

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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**260-982-0238**

101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

**15,000+ SF Commercial Building!**

This property will be offered at Online Only Auction on Tuesday, August 20, 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. *There will be a 3% buyer's premium added to the winning invoice.* 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 September 20, 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 \$21,368.56. 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, August 20, 2024**

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

**3722 Lake Ave., Fort Wayne, IN 46805**

**Adams Township • Allen County**

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



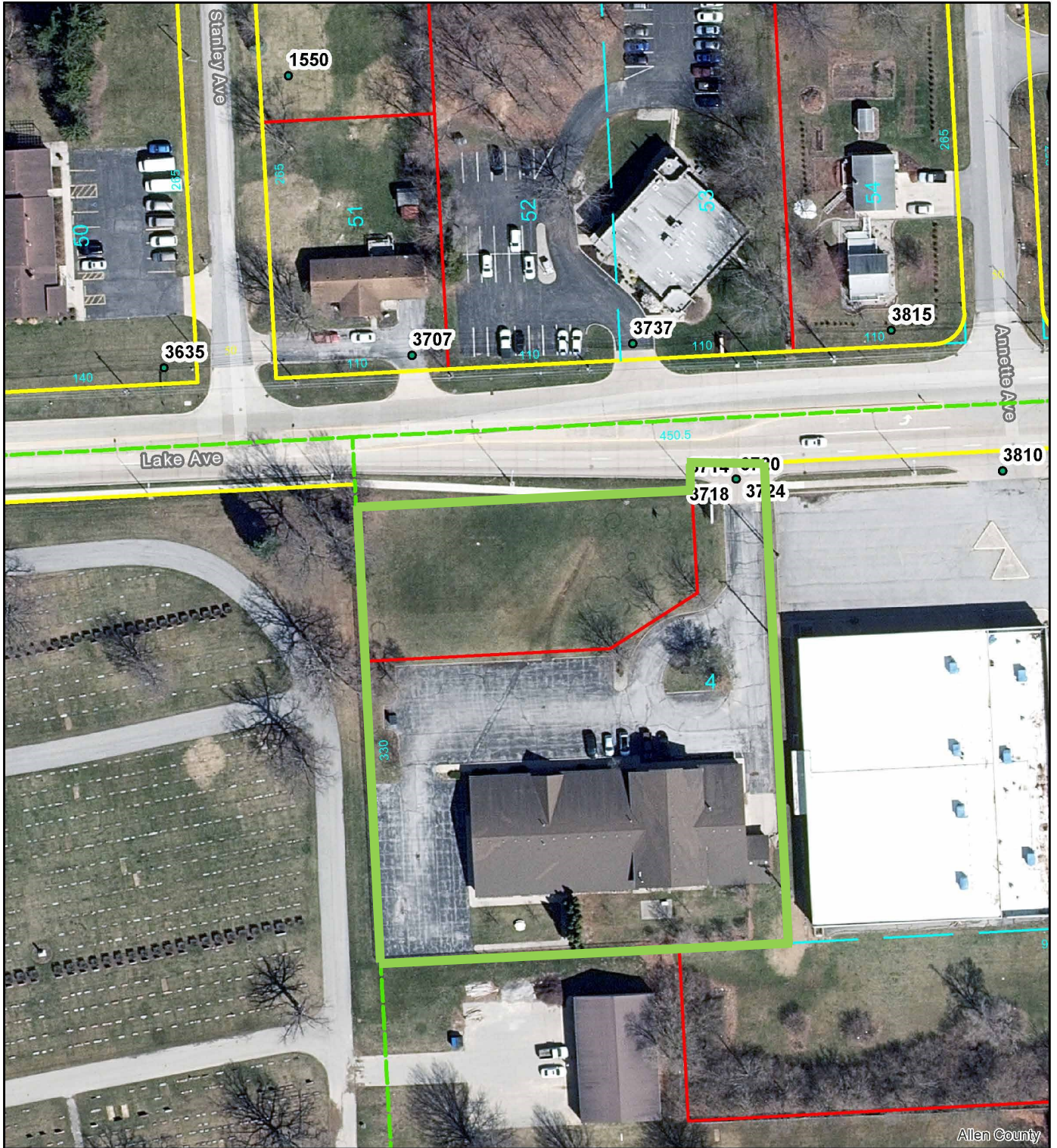
**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East




Date: 7/18/2024

1" = 83'





<b>Property Type</b> COMMERCIAL	<b>Status</b> Partial Listing	<b>CDOM</b>	<b>DOM</b>	<b>Auction</b> Yes
<b>MLS</b> Temp-562664	3722 Lake Avenue	Fort Wayne	IN 46805	<b>Statu</b> Partial Listing <b>LP</b> \$0
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-13-05-126-002.000-070	<b>Type</b> Office	
	<b>Cross Street</b>		<b>Age</b>	
	<b>REO</b> N	<b>Short Sale</b> No		
<b>Legal Description</b> W 2A SUB 4 LOT 2 EX FRL W 214 OF FRL N 143 FT SEC 5				
<b>Directions</b> South on Coliseum Blvd, turn right on Hobson Rd, take Hobson to Lake Ave, turn left on Lake Ave				
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b> C2	

**Remarks** 15,000+ SF Commercial Building with 1-Car Garage selling via Online Only Auction on Tuesday, August 20, 2024 -- Bidding begins closing out at 6 pm! Prime Location & lots of possibilities with this expansive 15,000+ sf 2-story commercial building boasting a 1-car garage. The upper level features its own entrance inside the main front door, complete with a dedicated lobby area, kitchen, and restroom, providing a versatile space for separate operations or additional business needs. Meanwhile, the main level encompasses offices, showroom, full kitchen, single restrooms throughout the building, as well as separate multi-stall restrooms, catering to diverse business requirements. Additionally, the building offers multiple storage areas, ensuring ample space for inventory and operational needs. There is an additional .46 acre vacant lot between the building and Lake Ave presenting a unique opportunity for development and expansion. With its strategic location, versatile layout, and abundant space, this commercial building is poised to accommodate a range of business ventures, making it a promising investment opportunity in a thriving commercial district. Open House:

**Agent Remarks** Online Auction: Tues. 8.20.24 6pm Open House: Tues. 8.13.24 5:30-6pm 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 including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b> Lo 2	<b>Township</b> Adams	<b>Lot Ac/SF/Dim</b> 1.7600 / / 300x260	<b>Src</b>
<b>Year Built</b> 1986	<b>Age</b> New No	<b>Years Established</b>	<b>Exterior</b> Brick, Wood
<b>Const Type</b> site built		<b>Total # Bldgs</b> 1	<b>Foundation</b> Slab
<b>Bldg #1 Total Above Gd SqFt</b> 15,868		<b>Total Below Gd SqFt</b> 0	<b>Stories</b> 2.0
<b>Bldg #2 Total Above Gd SqFt</b>		<b>Total Below Gd SqFt</b>	<b>Story</b> 2
<b>Bldg #3 Total Above Gd SqFt</b>		<b>Total Below Gd SqFt</b>	<b>Story</b>
<b>Location</b>	<b>Fire Protection</b> City, Hydrant		<b>Finished Restrooms</b> 7
<b>Bldg Height</b>	<b>Roof Material</b> Asphalt, Shingle		<b>Finished Office SqFt</b> 15,868
<b>Interior Walls</b> Block, Concrete, Drywall	<b>Ceiling Height</b> 8		<b>Finished Office SqFt</b>
<b>Flooring</b> Carpet, Vinyl Tile, Vinyl	<b>Parking</b> Lot, Paved, Private		<b>Finished Office SqFt</b>
<b>Road Access</b> City	<b>Equipment</b> No		<b>Fire Protection</b> City, Hydrant
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No		<b>Fire Doors</b> No

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Kitchen, Office, Storage, Workroom  
**SPECIAL FEATURES** 110 Volts, 220 Volts, Handicap Access, Office Space

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<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> \$21,368. <b>Exemption</b>	<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> 7/22/2024	<b>Exp Date</b> 12/31/2024	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Virtual Tour</b>		<b>Allow AVM</b> Yes
<b>Pending Date</b>	<b>Closing Date</b>	<b>Show Comments</b> Yes
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>BBC %</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Variable Rate</b> No
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	<b>Special Listing Cond.</b> None
		<b>Type of Sale</b>
		<b>How Sold</b>
		<b>CDOM</b>

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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# 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](mailto:info@metzgerauction.com)**



General Information

Parcel Number 02-13-05-126-001.000-070
Local Parcel Number 65-0005-0061

Tax ID:

Routing Number - - -

Property Class 400 Vacant Land

Year: 2024

Location Information

County Allen

Township ADAMS TOWNSHIP

District 070 (Local 065) 070 FORT WAYNE ADAMS EACS (

School Corp 0255 EAST ALLEN COUNTY

Neighborhood 91305-070 COLISEUM / LAKE 070

Section/Plat 0005

Location Address (1) LAKE AVE FORT WAYNE, IN 46805

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, April 11, 2024

Review Group 2022

Ownership

Jackie Real Estate & Development 1900 Inwood Dr Fort Wayne, IN 46815

Legal

FRL W 214 OF E 90 OF FRL N 143 FT NW 1/4 PT LOT 4 WA EWINGS SUB SEC 5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/15/2012 to 01/01/1900.

Notes

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2024-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes values for Land, Land Res, Land Non Res, and Improvement.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.46), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$60,100), Total Value (\$60,100).

Data Source Aerial

Collector 03/24/2022 rmthaa

Appraiser 03/24/2022 rmthaa



02-13-05-126-002.000-070

Jackie Real Estate & Developme

3722 LAKE AVE

447, Office Bldg (1 or 2 Story)

COLISEUM / LAKE 070/913 1/2

General Information

Parcel Number 02-13-05-126-002.000-070
Local Parcel Number 65-0005-0019

Tax ID:

Routing Number - - -

Property Class 447 RENTAL
Office Bldg (1 or 2 Story)

Year: 2024

Location Information

County Allen
Township ADAMS TOWNSHIP
District 070 (Local 065)
School Corp 0255
Neighborhood 91305-070
Section/Plat 0005
Location Address (1) 3722 LAKE AVE FORT WAYNE, IN 46805

Ownership

Jackie Real Estate & Development LLC
1900 Inwood Dr
Fort Wayne, IN 46815

Legal

W 2A SUB 4 LOT 2 EX FRL W
214 OF FRL N 143 FT SEC 5



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/23/2006 Jackie Real Estate & D and 05/08/1991 C J REALTY.

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: 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. Rows include 11 OS and 82 A.

Zoning

Subdivision

Lot

Market Model C&I | Office 1 & 2 Story | Condo | CI

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 2, 2024
Review Group 2022

Data Source Aerial Collector 03/25/2022 rdbuaa Appraiser 06/02/2022 cagjab

Notes

9/8/2023 Listing: 24p25 - Per North Eastern Group Realty
624 W Wayne Street, Fort Wayne, IN 46802
SALE \$999,900 | Office
Magnificent historic structure that has been completely redone and restored and is as turn key as turn key gets.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.30), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (-0.02), 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 (\$167,500), Total Value (\$167,500).

General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		1: 1(446'),2(87')		U: 1(61'),2(25')
Heating			12772 sqft	3096 sqft
A/C			12428 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	17	17
Total	0	0	17	17

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

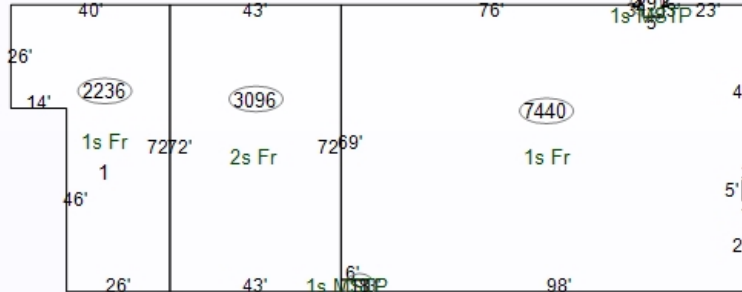
Description	Area	Value
Stoop, Masonry	29	\$1,500
Stoop, Masonry	18	\$1,500

Special Features

Description	Value
Mezz 2060sqft	\$74,325

Other Plumbing

Description	Value
2 x Drink Fount	\$1600



LAKE AVE PLAZA

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENRET	UTLSTOR	UTLSTOR
Use Area	7440 sqft	4988 sqft	344 sqft	3096 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	58.3%	39.1%	2.7%	100.0%
Eff Perimeter	533'	533'	533'	86'
PAR	4	4	4	3
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	1	1	1	2
Wall Height	8'	8'	8'	8'

Base Rate	\$84.32	\$70.08	\$39.57	\$27.21
Frame Adj	(\$8.12)	(\$11.16)	(\$14.51)	(\$10.17)
Wall Height Adj	(\$5.19)	(\$4.65)	(\$4.38)	(\$1.21)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$71.01	\$54.27	\$20.68	\$15.83
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$71.01	\$54.27	\$20.68	\$15.83
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$71.01	\$54.27	\$20.68	\$15.83
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$528,319	\$270,713	\$7,115	\$48,999

Building Computations

Sub-Total (all floors)	\$855,145	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$961,270
Plumbing	\$27,200	Quality (Grade)	\$1
Other Plumbing	\$1,600	Location Multiplier	0.92
Special Features	\$74,325	Repl. Cost New	\$884,369
Exterior Features	\$3,000		

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 C 01	2	Wood Fr	C	1986	1997	27 A		0.92		15,868 sqft	\$884,369	43%	\$504,090	0%	100%	1.0000	1.250	0.00	0.00	100.00	\$630,100
2: Asphalt Paving	1	Asphalt	C	1986	1986	38 A	\$2.57	0.92	\$2.36	24,381 sqft	\$57,646	80%	\$11,530	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$11,500
3: Fencing C 01	1	9 Gauge	C	1986	1986	38 A	\$15.94	0.92	\$18.34	90' x 6'	\$1,650	80%	\$330	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$300



*...Generation after Generation*



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