

Property Type COMMERCIAL **Status** Active **CDOM** 14 **DOM** 14 **Auction** Yes
MLS # 201933861 2635 W Till Road Fort Wayne IN 46818 **Status** Active **LP** \$0



Area Allen County **Parcel ID** 02-07-04-401-003.000-065 **Type** Warehouse
Cross Street
REO N **Short Sale** No **Age** 37
Legal Description Tract 1: 3 Acres Part of 13.281 A Irr Tract SE 1/4 Sec 4
Directions Go North on Lima Road, Turn West onto W Till Road, Property will be on the left back a long drive.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks This property is going up for ABSOLUTE AUCTION on August 24th at 10 am at the property. ABSOLUTE AUCTION means that it will sell regardless of price! 3 Acres and a Warehouse will be Tract 1 of this auction. 3 Acres are zoned agricultural but has an exception to use it as commercial. Bid on this tract individually or combine it with Tract 2 to get 13 Acres of Agriculturally Zoned Land with a Warehouse. Open House: August 19th from 5:30-6 pm.

Agent Remarks Terms: \$15,000 down the day of auction. Possession at closing. Taxes Prorated. No survey unless required for clear title. RE BROKERS: Must register 24 hrs in advance of the auction and be present at all showings & the auction to represent client. Client Registration form is in the docs.

Sec	Lot	Township	Perry	Zoning	Lot Ac/SF/Dim	3.0000	/	130,680	/	700 ft x 300 ft	Src	N
Year Built	1982	Age	37	New	No	Years Established		Exterior	Aluminum	Foundation	None	
Const Type	Steel	Total # Bldgs	2	Stories	1.0	Total Restrooms		2				
Bldg #1 Total Above Gd SqFt	14,000	Total Below Gd SqFt	0	Story	1	Finished Office SqFt		225				
Bldg #2 Total Above Gd SqFt	3,240	Total Below Gd SqFt	0	Story		Finished Office SqFt						
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt						
Location		Fire Protection	Public	Fire Doors	No							
Bldg Height		Roof Material	Metal	Int Height	16 ft							
Interior Walls	Drywall, Wood	Ceiling Height	16 ft	Column Spcg	Yes							
Flooring	Tile	Parking	Lot	Water	Well							
Road Access	County	Equipment	No	Sewer	Septic							
Currently Lsd	No	Enterprise Zone	No	Fuel /	Gas							
		Heating		Heating								
SALE INCLUDES	Building	Cooling	None	Cooling								
SPECIAL FEATURES	Public Restrooms	Burglar Alarm	Yes	Burglar Alarm								
		Channel Frtg		Channel Frtg								
		Water Frtg		Water Frtg								

Water Access		Water Name		Lake Type	
Water Features					
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License #	AC31300015		
Occupancy Comm		Owner Name			
Financing: Existing		Proposed	Excluded Party	None	
Annual Taxes \$851.00	Exemption	Year Taxes Payable 2018	Assessed Value \$		
Is Owner/Seller a Real Estate Licensee	No	Possession At Closing			
List Office Metzger Property Services, LLC - office: 260-982-0238		List Agent Chad Metzger - Cell: 260-982-9050			
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	Co-List Agent			
Co-List Office					
Showing Instr					
List Date 8/6/2019	Exp Date 11/10/2019	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.5%	Variable Rate No	Special Listing Cond. None	
Virtual Tour Unbranded Virtual Tour		Type of Sale			
Pending Date	Closing Date	Selling Price	How Sold	CDOM 14	
Total Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Selling Agent		
	Presented by: Tiffany Reimer	/ Metzger Property Services, LLC			

Information is deemed reliable but not guaranteed.