



433 Council Drive, Fort Wayne, IN 46825
 AU10700009 AC68900001

Commercial Real Estate Auction
 Fort Wayne, IN—Allen County

Saturday, December 15th at 1:00 p.m.
 Inspection Date (All Properties): Wednesday, December 5th
 From 3:00 p.m.—5:00 p.m.

FIRST-CLASS
 U.S. POSTAGE
PAID
 FORT WAYNE, IN
 PERMIT #1420

COMMERCIAL REAL ESTATE

AUCTION

FORT WAYNE, IN—ALLEN COUNTY • SATURDAY, DECEMBER 15TH @ 1:00 P.M.



**(4) NE ALLEN COUNTY
 COMMERCIAL OFFICE
 BUILDINGS TO BE SOLD!**

DECEMBER

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AUCTION

Saturday, December 15th at 1:00 P.M.

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COMMERCIAL REAL ESTATE AUCTION

FORT WAYNE, IN—ALLEN COUNTY

AUCTION INFORMATION

- **Property #1:** 4618 E. State Blvd., (Professional Park) Fort Wayne, IN
- **Property #2:** 3111 Coliseum Blvd., (Triangle Park) Fort Wayne, IN
- **Property #3:** 1615 Vance Avenue (*Selling Absolute—Regardless of Price*) Fort Wayne, IN
- **Property #4:** 3520-3522 Stellhorn Road (College Park Office Condominium) Fort Wayne, IN



**RARE
 OPPORTUNITY!**



3111 Coliseum Blvd.

**BROKER
 PARTICIPATION
 WELCOME!**
 See Website for Details!
www.charlestonauctions.com



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 All Properties
 Wednesday, December 5th
 From 3:00–5:00 p.m.**

Commercial Real Estate Auction

FEATURES

- Bank Ordered Immediate Liquidation
- (4) NE Allen County Commercial Office Buildings
- (1) Selling Absolute—Regardless of Price
- Rare Opportunity to Purchase at Auction



COMPANY
 LICENSE:
 AC68900001

PROPERTY INFORMATION:

✓ Property #1 (East State Professional Park) 4618 E. State Blvd., Fort Wayne, IN

Building Size: 14,000+/-
Construction: Brick
Foundation: Concrete Slab
Year Built: 1982
Former Use: Medical Office
Zoning: CM 1
Acreage: 1.3 acres
Parking: Ample



4618 E. State Blvd.

Real Estate Description: Former medical office building built in 1982 and located in the East State Professional Park along State Blvd between Coliseum Blvd and Reed Road. Property contains three levels with a total of over 14,000 sq. ft. Building has great curb appeal with solid brick exterior and mature tree landscape. Investors and/or end users don't let this opportunity slip away.

✓ Property #2 (Triangle Park) 3111 Coliseum Blvd, Fort Wayne, IN

Building Size: 5,400
Construction: Stone & Glass
Foundation: Concrete Slab
Year Built: 1966
Zoning: R 3
Acreage: 1.1 Acres
Parking: Ample



3111 Coliseum Blvd.

Real Estate Description: Building is in excellent condition with new roof in 2006 (\$35,000). Prime location with frontage on Coliseum Blvd., located in popular Triangle Park. This is your opportunity to purchase rare frontage on Coliseum Blvd at auction price.

✓ Property #3 (SELLING ABSOLUTE—REGARDLESS OF PRICE) 1615 Vance Avenue, Fort Wayne, IN

Building Size: 10,000 +/-
Construction: Stone & Glass
Foundation: Basement & Concrete Slab
Year Built: 1959
Zoning: R 3
Acreage: 1.6 acres
Parking: Ample



1615 Vance Avenue

Real Estate Description: Selling Absolute—Regardless of Price! An excellent opportunity for investors or end users. Property is located on Vance Ave just past Anthony Blvd. Building contains over 10,000 sq. ft. with 1/2 basement and is situated on a large lot with ample parking. A few improvements and this property is ready for a new owner.

✓ Property #4 (College Park Office Condominium) 3520-3522 Stellhorn Road, Fort Wayne, IN

Building Size: 3,500 +/- Sq. Ft.
Construction: Wood
Foundation: Concrete Slab
Year Built: 1986
Zoning: CM 1
Acreage: >.5 acre
Parking: Ample



3520-3522 Stellhorn Road

Real Estate Description: Prime location in College Park with close proximity to IPFW and the Allen County War Memorial Coliseum. Building is in excellent condition and is well suited for small business owners. Purchase as an investment and have little trouble finding tenants. Surrounding condos have terrific occupancy. Explore the potential!

AUCTION TERMS & CONDITIONS

DOWNPAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices, unless otherwise noted, are subject to the Seller's acceptance or rejection.

BUYER'S PREMIUM: A 7% buyer's premium, to be borne solely by buyer, will be added to the final bid price of the real estate, thus determining the final selling price of the real estate.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide a Corporate Warranty Deed.

CLOSING: The Real Estate shall close on or before January 15, 2008. The Closing fee shall be split 50/50 between buyer and Seller.

REAL ESTATE TAXES: Shall be prorated to the day of closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: The seller will not provide buyer with a survey. If the buyer or buyer's lender requires a survey it will be at the sole cost of the buyer.

EASEMENTS: Sale of the property is subject to any and all easements of record.

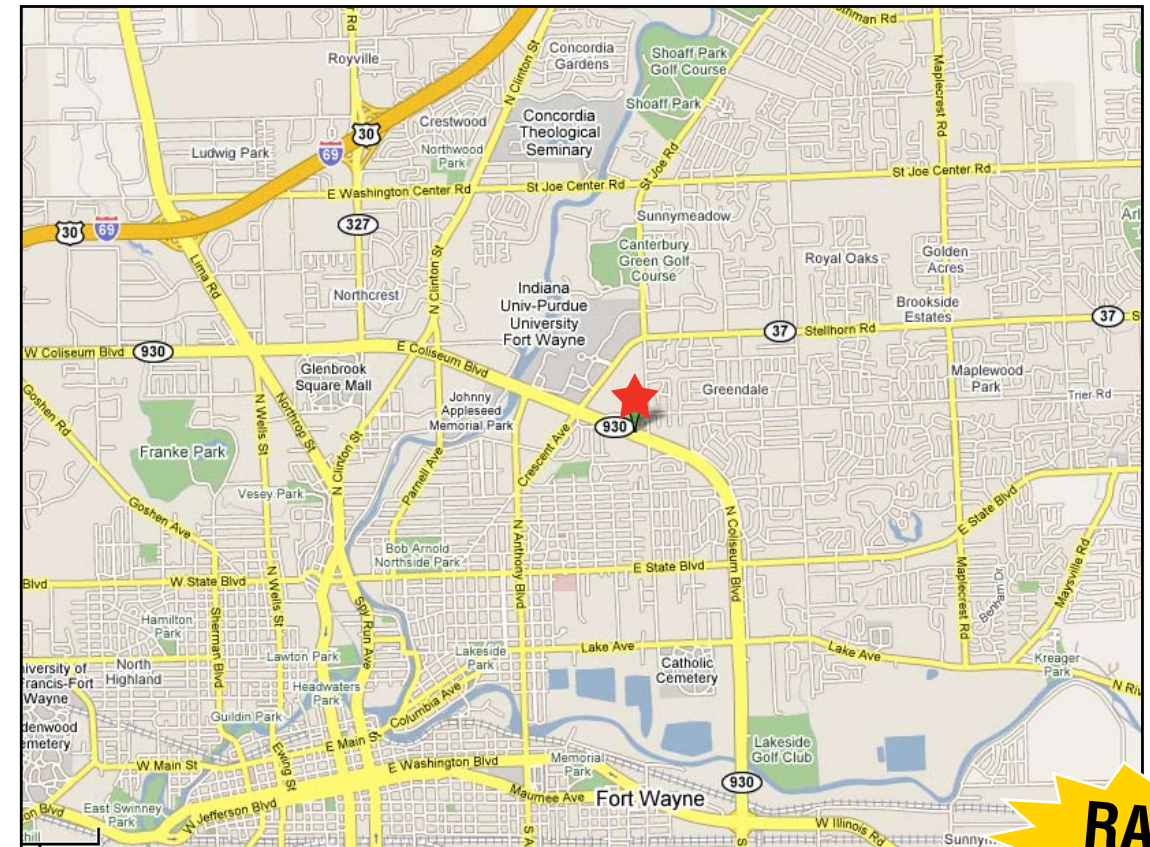
AGENCY: Charleston Auctions, Inc./Charleston Real Estate and its representatives are exclusive agents of the seller.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time. Bidder shall repair any damage to the Property done by Bidder, its representatives and agents, while conducting any Inspections. In addition, Bidder shall indemnify, defend and hold Seller harmless for any claims or damages suffered by Seller relating to actions taken by Bidder, its representatives and agents, while conducting any Inspections.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on AS IS, WHERE IS basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential Bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY AND/OR OWNER ARE NOT RESPONSIBLE FOR ACCIDENTS.**

Auction Location:

Auction will be conducted at Property #2
3111 Coliseum Blvd., Fort Wayne, IN 46805



RARE OPPORTUNITY!

Auction Manager:

Adam R. Olson
260-373-0850 - Office
260-413-7290 - Cell

Seller:

Grabill Bank



Thinking of Selling your Real Estate?

Consider the auction method!

Call a Charleston representative today for a confidential meeting.

www.charlestonauctions.com