



433 Council Drive, Fort Wayne, IN 46825

7961 W. Old Wabash Road
Andrews, Indiana 46702–Huntington Co.

SATURDAY, AUGUST 29th REAL ESTATE OFFERED
AT 12:00 NOON
Real Estate Inspection Date:
By Appointment Only!

FIRST CLASS
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Fort Wayne, IN
PERMIT #1420

ABSOLUTE–NO RESERVE COMMERCIAL REAL ESTATE

AUCTION

**SELLING
REGARDLESS
OF PRICE**

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AUGUST						
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**SELLING
REGARDLESS
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MAP

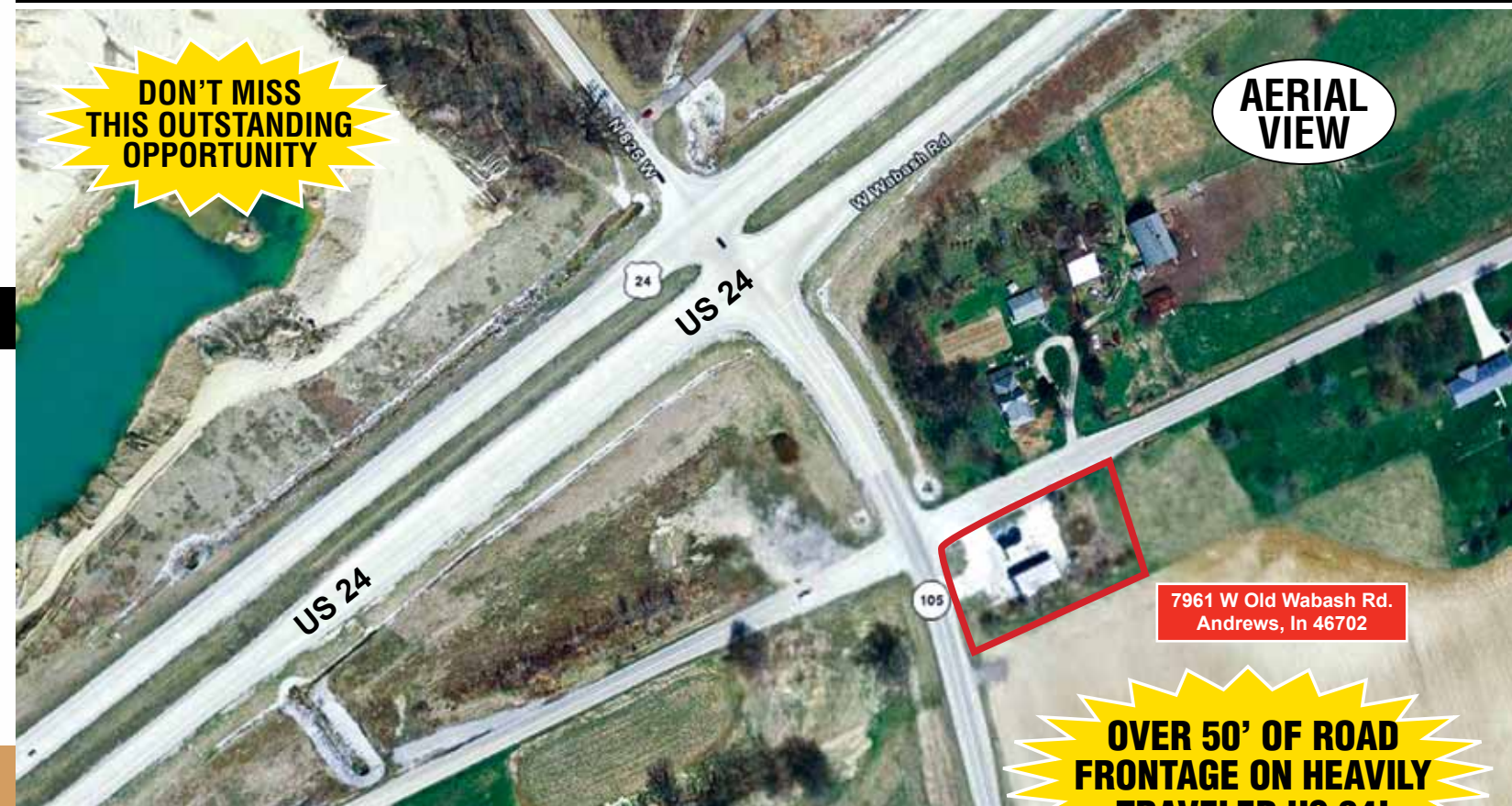


DRIVING DIRECTIONS

From Fort Wayne, IN

1. Head north on IN-1/Lafayette St/US-27 toward E. Washington Blvd. Continue to follow IN-1/US-27 3.7 mi.
2. Continue on Lima Rd. 0.3 mi.
3. Merge onto I-69 S/IN-1 S/US-27 S/US-30 W via the ramp to Indianapolis. Continue to follow I-69 S 9.0 mi.
4. Take exit 102 for US-24/Jefferson Blvd. 0.3 mi.
5. Keep right at the fork, follow signs for Huntington and merge onto IN-37/W Jefferson Blvd/US-24 W. - Continue to follow IN-37/US-24 W 20.5 mi.
6. Turn right at W. Park Dr/US-24 - Continue to follow US-24 4.1 mi.
7. Turn left at IN-105/Main St 0.1 mi.
8. Turn left at W. Old Wabash Rd. 69 ft.

7961 W. Old Wabash Rd. - FOLLOW AUCTION SIGNS



Auctioneers: Robert Charleston • Adam Olson • Chad Olson • EJ Olson
Company License: #AC68900001

E-Mail us: info@charlestonauctions.com or visit our website:
www.charlestonauctions.com

Call: 877-357-8124 • 260-373-0850 • **Fax:** 260-373-0854





SELLING REGARDLESS OF PRICE



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Building Description:

- Total Area SF:..... 1,290
- Year Built: 1976
- Foundation: Concrete slab
- Construction Type: Brick
- Exterior Finish:..... Brick
- Roof: Metal
- HVAC: Oil Furnace with central AC
- Restrooms:..... 2

Site Description:

- Zoning: GB (General Business)
- Acreage: 1.533 acres
- Access: Public road
- Parking: 10+ spaces

Auctioneer Remarks: Property formerly used as convenience store, with tank monitoring system (with overfill protection) still intact. Property consists of two parcels and over 50' of road frontage on heavily traveled US 24. Don't miss this opportunity to purchase an outstanding property at auction price!!!

**COMMERCIAL REAL ESTATE
ABSOLUTE-NO RESERVE**



COMMERCIAL REAL ESTATE AUCTION

7961 W. Old Wabash Road • Andrews, Indiana–Huntington Co.

REAL ESTATE TERMS & CONDITIONS:

Method of Payment: A non-refundable earnest money deposit of Ten Percent (10%) of the purchase price will be required the day of sale with the balance due the day of final closing. Closing to be within 30-45 days of auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.

Acceptance of Bid: The property will sell to the highest bidder on the day of sale. Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site.

Buyer's Premium: In order to determine the final sales price of the real estate, a 5% buyer's premium will be added to the winning bid.

Title: Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of title. Seller will provide buyer with a fully executed deed transferring title to the buyer.

Taxes: Shall be prorated to the day of closing.

Possession: Day of final closing.

Agency: Charleston Auctions/ Charleston Real Estate and Martin Goldstine Knapke are the exclusive agents of the seller.

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

Disclaimer & 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 decisions made by the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

OVER 50' OF ROAD FRONTAGE ON HEAVILY TRAVELED US 24!

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