



433 Council Drive, Fort Wayne, IN 46825

FORMER MARINE CORPS LEAGUE
7500 930 East, Fort Wayne, Indiana 46803

MONDAY, NOVEMBER 3rd • 12:00 p.m. (Noon)
Real Estate Inspection:
Thursday, October 16th • 3:00 p.m. - 5:00 p.m.
Asset Inspection:
Monday, November 3rd • 8:00 a.m. - 12:00 p.m. (Noon)

FIRST CLASS
MAIL
U.S. POSTAGE
PAID
Fort Wayne, IN
PERMIT #1420

NOVEMBER

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WWW.CHARLESTONAUCTIONS.COM

AUCTION

**MARINE CORPS
LEAGUE**

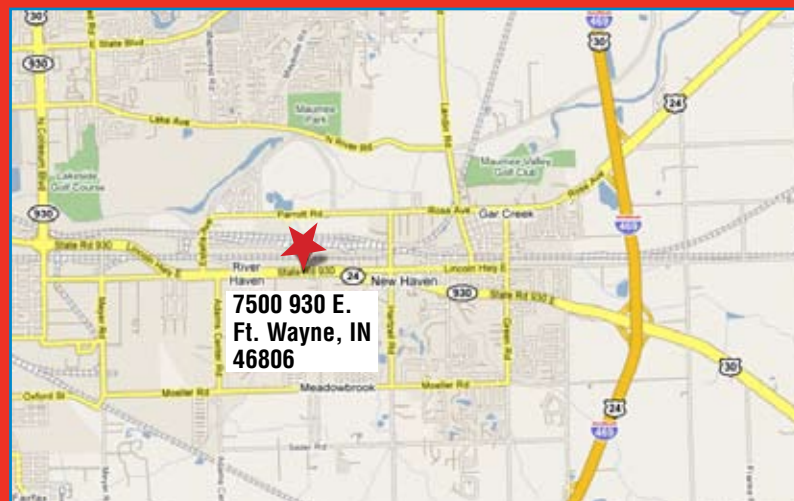
**Sale Date: MONDAY, NOVEMBER 3rd
12:00 p.m. (Noon)**

FORMER MARINE CORPS LEAGUE

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Sale Location: 7500 930 East
Fort Wayne, Indiana 46803

MAP



DRIVING DIRECTIONS

Take Coliseum Blvd. to SR 930 East/24 Exit. Take SR 930 East/24 East to 7500 SR 930 East. Turn Right at McDonald's. **FOLLOW AUCTION SIGNS!**



View complete on-line catalog at www.charlestonauctions.com.
Watch for additional items to be added daily

REAL ESTATE & EQUIPMENT AUCTION

COMPLETE
CATERING & RECEPTION
HALL

**MARINE CORPS
LEAGUE**

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APPRAISED
VALUE
\$1,500,000

MARINE CORPS
LEAGUE FACILITY



TRUE 3-DOOR FREEZER



LINCOLN IMPINGER PIZZA OVEN

PACKAGE OFFERS
WILL BE ACCEPTED PRIOR
TO AUCTION!



VULCAN 4 -BURNER RANGE
W/GRIDDLE



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

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www.charlestonauctions.com

Call: 260-373-0850 • **Fax:** 260-373-0854





(4) PITCO FRIALATOR DBL FRYERS



DUKE BUFFET TABLE



HOBART SLICER



SCOTSMAN ICEMAKER



STAR GRILL



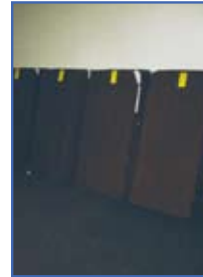
CMA U-SHAPED DISHWASHING SYSTEM



TRUE REFRIG & FREEZER



TRUE REFRIGERATOR



HUGE QTY. OF FOLDING TABLES



VULCAN DBL CONVECTION OVEN



VARIOUS ICE BINS AND BAR SINKS

REFRIGERATION EQUIPMENT:

(2) TRUE 3-Door Stainless Steel Freezer, Model T72F, 1 HP, Single Phase, S/N 1-2188522

TRUE Single Door Refrigerator, Model T23, Single Phase, 1/2 HP, S/N 1-2230284

TRUE Single Door Freezer, Model T23F, 1/2 HP, Single Phase, S/N 12069341

TRUE Refrigerated Prep Table, Model TSSU-27-8, S/N 12091474

IMPERIAL Upright Refrigerator

KEVINATOR Upright Freezer

(2) 2005 Complete 12'x8' Walk-in coolers

KITCHEN EQUIPMENT:

VULCAN 4-Burner Range w/3' Griddle

LINCOLN IMPINGER Pizza Oven, Model 1301-9, Single Phase, w/Table, S/N 3035552

HOBART Slicer, Model 2912, 1/2 HP, Single Phase, S/N 561-181-976

DUKE Buffet Table, Model E304M, Single Phase, S/N 10041695

(4) PITCO Frialator Dbl. Fryers, Model 35C15, Natural Gas

STAR 3' Grill, Model 6124RCBC, Natural Gas, S/N 6R240900

(2) VULCAN Stacked Convection Ovens

SCOTSMAN Ice Maker, Model CME506AS-1D, S/N 290876-10C

CMA U-Shaped Dishwasher, Complete, Model AH-2

VITTLE VENDOR Cheese Melter, Model 48, S/N 50012

12' Stainless Steel Exhaust Hood w/Fire Suppression & Air Make-Up

Various Proofer Cabinets, Dunnage Racks, Tray Racks, Etc.

BAR EQUIPMENT:

TRUE Single Tap Kegger, Model TDD-1, S/N 1-2861070

PERLICK 3-Door Keg Tapper & Cooler, Model C5064E-UL, S/N 286225

BEVERAGE AIR 3-Door Reach-In Bottle Cooler, Model BKUDW79

TRUE Dbl. Glass Door Refrigerator, Model GDM-49, 1/2 HP, Single Phase, S/N 1-3523545

MAYTAG Upright Freezer, Model MQU2057AEW, S/N 11153972EL

Various Bar Sinks, Ice Bins & Wonderbars

MISCELLANEOUS EQUIPMENT:

Complete Bingo Package to Include Four Bingo Number Boards Number System

(Over 100) Stack Chairs

(Over 50) 5' 6' & 8' Folding Tables

(Over 25) 5' Round Folding Tables

Huge Qty. Of China, Glassware, Flatware, Etc.

(Over 20) Various Wall Mounted TVs & Speakers

MARINE CORPS LEAGUE



MARINE CORPS LEAGUE REAL ESTATE



MARINE CORPS LEAGUE REAL ESTATE



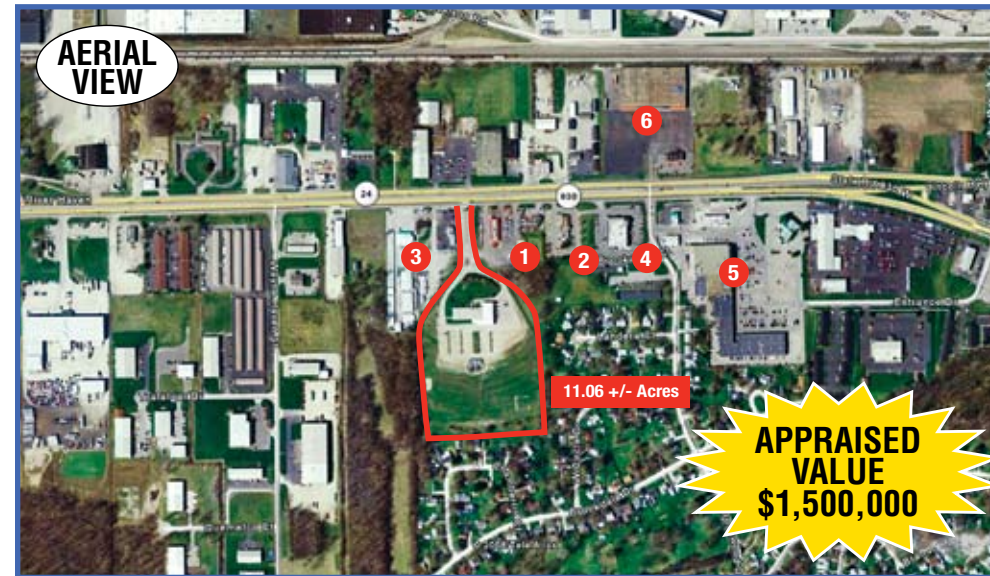
MARINE CORPS LEAGUE REAL ESTATE



MARINE CORPS LEAGUE REAL ESTATE

COMMERCIAL REAL ESTATE AUCTION

7500 State Road 930 East • Fort Wayne–Allen County



Aerial view of 7500 State Road 930 East - Fort Wayne, IN 46806



MONDAY, NOVEMBER 3rd • REAL ESTATE OFFERED AT 12 NOON

Real Estate Inspection Date: Thursday, October 16th from 3:00-5:00 p.m.

Building Description:

Total Area SF: 15,767 sq. ft.
 Year Built: 1991 & 2003
 Foundation: Concrete slab
 Construction Type: Pre-engineered steel
 Exterior Finish: Painted metal panels
 Roof: Corrugated metal panels
 HVAC: Gas forced air with central cooling
 Electrical: 800 amps
 Rest rooms: 3

Site Description:

Zoning: C-1 (Limited Commercial)
 Acreage: 11.06 acres
 Access: Public road
 Parking: 100+ vehicles

Auctioneer Remarks: Property is in excellent condition and ready for a new owner. Building was previously used as the Marine Corps banquet hall, but would accommodate any business venture. Prime location just off US 930 in New Haven just outside Fort Wayne city limits (No smoking ban!!!). Don't miss this opportunity to purchase an outstanding property at auction price!!!

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: Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The properties are selling subject to confirmation of the seller.

BUYER'S PREMIUM: In order to determine the final sales price of the real estate, a 10% 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 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 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 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.

SALE LOCATION: 7500 930 E., Fort Wayne, IN 46803

DATE & TIME: The Auction will begin promptly at 12:00 PM (Noon) on Monday, November 3rd.

REAL ESTATE INSPECTION: The items will be available for advance inspection from 3:00 PM - 5:00 PM on Thursday, October 16th.

ASSET INSPECTION: The assets will be available for advanced inspection from 8:00 AM -12:00 PM (Noon) on Monday, November 3rd.

TERMS OF SALE: A 12% Buyer's Premium will be charged on all purchases. A 15% Buyer's Premium will be charged if using a credit card. Charleston Auctions is now accepting all major credit cards. All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL, CASH, CHECK, OR CREDIT CARD accompanied by A LETTER FROM THE PAYOR'S BANK GUARANTEEING UNQUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale.

BUYERS: Buyers are responsible for all risk of loss, property damage, personal injury caused by removal, and all costs of removal of items/lots purchased. A certificate of insurance reflecting adequate insurance coverage, holding Auctioneers, owners and landlords harmless against any damage must be furnished to the Auctioneer at Auctioneer's sole discretion and request prior to such removal. Buyer's obligations with regard to removal further include the obligation to repair and restore any damage to the real property or permanent improvements where the purchased items/lots are located. Buyers de-installing items/lots purchased MUST be or use professional, experienced, qualified de-installers and provide to Charleston Auctions a certificate of insurance or bond in an amount of no less than One Million (\$1,000,000) Dollars, prior to performing such work.

REMOVAL: No items will be removed without proof of payment. Sale day removal from conclusion of sale until 6:00 p.m. Removal times will be from the conclusion of the auction until 6 p.m. and November 4th & November 5th from 9:00 a.m. - 5:00 p.m. If additional time is needed, please contact a Charleston Auctions Rep. Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency, together with all expenses and charge of resale, will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal. Although checkout supervision will be provided, the auction company and sellers are not liable for lost or stolen items purchased at the sale.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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. Seller and Charleston, or Charleston's agents and associates, are not responsible for any warranty as to condition of property. Bidder shall be fully responsible for confirming that each item bid on is appropriate for Bidder's intended use. Neither Charleston nor Seller shall be responsible, in any way, for confirming or denying the specific identity or intended use of any item or piece of property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the property at any other time, so long as arranged in advance with Charleston. 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.

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. 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.

GOVERNING LAW: Bidder agrees that no matter what State or Country Bidder resides, or location of the auction, all disputes or disagreements shall be construed according to the laws of the State of Indiana.

Charleston Auctions Reserves the right to reschedule due to inclement weather.

IMPORTANT INFORMATION