

COMMERCIAL REAL ESTATE AUCTION

- **Prime Location:** State Rd. 3 (Lima Road) and Dupont
- **Approximately 5, 000 sq. ft. building on 1+ acre**
- **High traffic counts**



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433 Council Drive, Fort Wayne, IN 46825

AUCTION

Trinity Mortgage, Inc., Fort Wayne, IN—Allen County
 1551 W. Dupont Road

NOVEMBER						
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WEDNESDAY, NOVEMBER 12th - Real Estate Offered @ 6:00 p.m.

Inspection Dates: Wednesday, November 29th
 5:00 p.m.-7:00 p.m.



Inspection Date: Wednesday, October 29th
 5:00 p.m. - 7:00 p.m.
 COMPANY LICENSE: AC6890000



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 Fort Wayne, Indiana—Allen Co.

1551 W. Dupont Road
 Fort Wayne, Indiana 46825

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OWNER:
Trinity Mortgage, Inc.
AUCTION MANAGER:
Adam R. Olson
(260) 373-0850

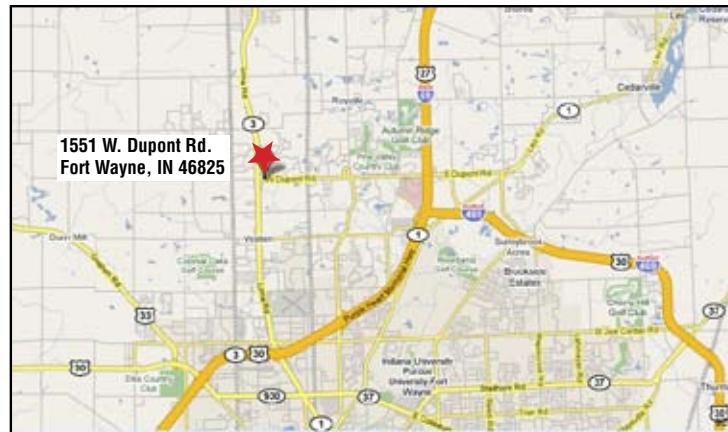
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Building Description:

Total Area SF:..... 4,803 sq. ft
Year Built: 2002
Foundation: Concrete slab
Exterior Finish:..... Brick Veneer
Roof: Composition Shingle
Restrooms:..... 2

Site Description:

Zoning: CM2 (Limited Retail Commercial)
Acreage: 1.1 acres
Access: Public road
Parking: 30+ vehicles



Auctioneer Remarks: Property is in excellent condition and ready for a new owner. Building was previously operated as Trinity Mortgage & Insurance, but would accommodate any business venture. Prime location situated at the corner of Lima Rd (St. Rd. 3) and Dupont Rd. Don't miss your opportunity to purchase a first-class property at auction price!!!!

**** COMMERCIAL REAL ESTATE AUCTION ****

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 4% 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.

