

Commercial Real Estate  
**AUCTION**

TUESDAY, SEPTEMBER 7<sup>TH</sup> - 5:00 PM

3413 NORTH ANTHONY BLVD

*Fort Wayne, Indiana*



- 6,800 SF Free Standing Building
- Located in Established Retail Area
- Overhead Door / Multi tenant possibility

*Building Information*

Total Area: 6,800 SF  
Construction Type: Wood Frame  
Construction Year: 1967  
No. of Floors: 1  
Roof: Built-Up  
Sprinklered: No  
Heating/Cooling: Warm/Cool Air  
Security: Yes  
Bathrooms: Yes  
Handicap Access: No

*Property Information*

Zoning: CM2, Limited Retail and Commercial  
Parking: Ample  
Traffic Count: 15,100  
Nearest Interstate: SR 930, I-69  
Tax/Pay Year: \$4,577.24 - 2009/2010  
Land Area: .61 AC

*Ideal for Retail, Office or Warehouse Purposes*



**Tract 2:** "Swing" Tract - Back Lot - Must Be Purchased by an Adjoining Land Owner.

**Inspect - Arrange Financing - Come Prepared to Bid Your Price**

**CALL SALE MANAGER FOR A PRIVATE INSPECTION**



260.426.0633

[www.steffengrp.com](http://www.steffengrp.com)

In Conjunction With:

**CBRE** | **Sturges**  
CB RICHARD ELLIS

Karen Spake (260)425-2065  
Carolyn Spake-Leeper (260)425-2084

**STEFFEN GROUP**

*Today's Leader in Auction Marketing*

# Auction Information

**Method of Payment:** A non-refundable earnest money deposit of 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 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.

**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.

**Acceptance of Bid:** Successful bidder will be required to enter into a purchase agreement immediately following auction at the site. The Seller reserves the right to accept or reject any 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; Cost of said owners policy shall be split 50:50 between the Buyer and the Seller. The cost for the insured closing fee shall be split 50:50 between Buyer and Seller. Seller will provide Buyer with a fully executed deed transferring title to the Buyer.

**Taxes:** Taxes will be prorated to the day of final closing.

**Possession:** Day of final closing.

**Survey:** In the event that the property sells as a single unit the Seller will not provide the Buyer with a survey. In the event that the property sells in two (2) tracts, the Seller will provide the Buyer with a bound-ary survey of the property, sufficient for conveying title.

**Agency:** The Steffen Group along with CBRE Sturges are acting as the exclusive agents of the seller.

**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. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

**Sale Manager: Brandon M. Steffen**  
**Seller: MMS Realty**

In Conjunction With:



## STEFFEN GROUP

Today's Leader in Auction Marketing

**The Steffen Group, Inc.**

419 E. Wayne Street  
 Fort Wayne, IN 46802

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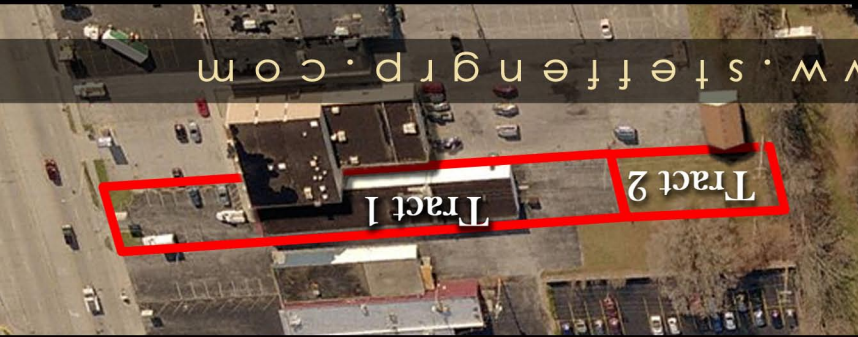
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