

# COMMERCIAL REAL ESTATE AUCTION

WEDNESDAY, SEPTEMBER 22<sup>ND</sup>

SALE STARTING AT 5:00 PM

# FORMER TARGET SHOPPING CENTER & PNC BANK BUILDING FORT WAYNE, INDIANA

TRACT 1

7601 SOUTH ANTHONY BLVD

## TRACT 1

### SITE INFORMATION

Property Name: Former Target Property  
Parcel ID#: 02-13-31-102-004.000-070  
County: Allen  
Township: Adams  
Zone: South East  
Parking: Paved/ Ample - 600 +  
Zoning: SC-3 Metropolitan Shopping Center  
Acreage: 10.22 Acres

### BUILDING DATA

Total Area SF: 111,000.00  
Construction Year: 1970  
No. of Floors: 1  
Roof: Newer  
Largest Contiguous: 111,000 SF  
Heating: Available  
Cooling: Available  
Restrooms: Available  
Handicap Access: Yes

FOR A COMPLETE DUE DILIGENCE PACKAGE  
INCLUDING LEASE, FINANCIALS, PHASE 1 AND  
TITLE WORK CONTACT THE STEFFEN GROUP

**260-426-0633**

Sale Manager: Brandon Steffen - 260.710.5684  
Owner: Zakmar Holdings Inc.

TRACT 2

7607 SOUTH ANTHONY BLVD - FORT WAYNE, IN

111,000 SF of Well - Maintained Retail Space  
and Includes 10.22 Acres of Land

Adjacent to Newly Developed Southtown Centre

Tract #2 Includes PNC Bank Absolute Net Land Lease

Highly Under-Served Retail Demographics



**TRACT 2 - PNC BANKING BRANCH OFFICE:**  
- STRONG LONG TERM HISTORY  
- CALL FOR COMPLETE LEASE DETAILS UPON  
EXECUTION OF CONFIDENTIALITY AGREEMENT

**INSPECTION:** The property will be open for inspection on Wednesday, September 8th from 12:00 to 2:00pm.  
Meet the Sale Manager at Tract #1. For a private showing contact Brad Sturges or Brandon Steffen to walk through the property.

**STEFFEN GROUP**

Today's Leader in Auction Marketing

260.426.0633  
www.steffengrp.com

In Conjunction With:

**CBRE** | Sturges  
CB RICHARD ELLIS

Brad Sturges (260) 425-2065

# IMPORTANT AUCTION INFORMATION

**Method of Payment:** A non-refundable earnest money deposit of 10% of the total 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:** 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.

**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.



**WWW.STEFFENGRP.COM**

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Fort Wayne, IN 46802

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