

Property Type COMMERCIAL	Status Active	Auction Yes
MLS # 202440987	6301 Reed Road	Fort Wayne IN 46835
Status Active	LP \$125,000	
Area Allen County	Parcel ID 02-08-17-431-011.000-072	Type House
Cross Street	Lot Sz Acr 0.2800	Lot Sz SqFt 12,197
Subdivision Shoaff Park Village		Age 52
Legal Description SHOAFF PARK VILLAGE EAST LOT 4		
Directions Head east on Coliseum Blvd, Turn left on Crescent Ave, it becomes Stellhorn Rd. Turn right on Reed Rd, passed St		
Inside City Limits	City Zoning	County Zoning
		Zoning Description

Remarks INVESTMENT POTENTIAL ! This is an ONLINE Multi-Tract Commercial Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid for each is \$ 125,000. The Trustee will review the Highest Offer on Tuesday, November 12 @ 3:00 pm. There will be Two Open House dates to view the properties on Sun. Nov. 3 (1 – 2pm) & Sun. Nov. 10 (1 – 2pm). <<< Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Properties may be purchased individually, or as a whole. Interior Floor Plans in Documents, Rental income & info available upon request. TRACT #1 is Located @ 6301 Reed Rd which consists of a 4 Unit Brick Apartment Building with 4,436sqft Living Space on 0.28 acres on corner lot. All units are currently leased in this 2 floor complex close to Parks, Shopping & YMCA with 2,218sqft each level. Two Units consist of 2 Beds / 1 Bath with Living room, Kitchen with Laundry hook-up. Two Units consist of 3 Beds / 1.5 Baths with Living & Family Rooms, Kitchen and separate laundry room. Carport allows 3 spots with additional StreetSide parking for guests. TRACT #2 is Located @ 4717 Furge Dr. which consists of a 4 Unit Brick Apartment Building with 4,436sqft Living Space on 0.28 acres on corner lot. All units are currently leased in this 2 floor complex close to Parks, Shopping & YMCA with 2,218sqft each level. Two Units consist of 2 Beds / 1 Bath with Living room, Kitchen with Laundry hook-up. Two Units consist of 3 Beds / 1.5 Baths with Living & Family Rooms, Kitchen and separate laundry room. Parking consists of 4-6 paved uncovered spaces and additional StreetSide parking for guests.

Sec	Lot	Township	St Joe	Zoning	Lot Ac/SF/Dim	0.280 / 12,197 / 130x95
Year Built	1972	New	No	Years Established	Exterior	Brick
Const Type	Brick			Total # Bldgs	1	Stories 2.0
Bldg #1 Total Above Gd SqFt	4,436			Total Below Gd SqFt	0	Story 2
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Finished Office SqFt 4,436
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Finished Office SqFt

Location	Fire Protection	City	Fire Doors	No
Water Frtg	Roof Material	Asphalt	Interior Height	9'
Bldg Height	Ceiling Height	9'	Column Spacing	none
Interior Walls	Parking	Lot	Water	City
Flooring	Equipment	No	Well Type	
Road Access	Enterprise Zone	No	Sewer	City
	Currently Leased	Yes	Heating/Fuel	Electric, Baseboard, Wall Heater

Virtual Tour	Cooling	Wall AC, Window
	Burglar Alarm	No

SALE INCLUDES Building, Land, Lease
INTERNAL ROOMS Kitchen
SPECIAL FEATURES None
PROPERTY USE Investment Property

Water Name	Lake Type	Water Access
Water Features	None	

Financing: Proposed	Cash	Exemption	Year Taxes Payable	2023
Annual Taxes	\$2,722.86	Is Owner/Seller a Real Estate Licensee	No	Possession At Closing Subject to Tenant's rights.
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911				

Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
Seller Concessions Offer Y/N	Seller Concession Amount \$		

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911
 Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.