

Listings as of 10/22/2024

Property Type INVESTMENT

Status Active

Auction Yes

MLS # 202440988 4717 Furge Drive Fort Wayne IN 46835 Status Active LP \$125,000



Area Allen County Parcel ID 02-08-17-431-008.000-072 Type Apartment Building
Sub Shoaff Park Village Cross Street
Total Bedrooms 10 F Baths 4 H Baths 2 Lt Sz Acr 0.2800 Lt Sz SqFt 12,197 Age 52
School District FWC Elem St. Joseph Central JrH Jefferson SrH Northrop
Style No Stories 2.0
Legal Description SHOAFF PARK VILLAGE LOT 5
Directions Head east on Coliseum Blvd, Turn left on Crescent Ave, it becomes Stellhorn Rd. Turn right on Reed Rd, passed St Joe Center Rd. turn left into Furge Dr Property is on the right.

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 property 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. ***Auctioneer reserves the

Table with columns: Sec, Lot, Lot Ac/SF/Dim, Src, N, Lot Des, LEVL. Includes Zoning Description and Township details.

Table with columns: Unit #, Level, \$ Unit Rent, Rented, Rent Freq, # Rms, # BR, # Bath, Bsmt, Garage, Dep Amt., Lease Exp Date.

Table with columns: Gross An. Rent, Lease Term, Outldg, #Refrg, Water Heater Gas, Water/Sewer, Water, Flooring, #Range/Oven, Water Heater Elec, Fuel, Sewer, #Microwave, Security Sys, Electric, Fuel, #Dishwasher, Jet/Garden Tub, Trash, Heating, Meters, #Disposal, Pool, Insurance, Cooling, #Water Meters, #Washer, Pool Type, Property Tax, Restrictions, #Elec Meters, #Dryer, Pet Restrict., Assoc. Dues \$, #Gas Meters, #W/D Connect, Water Name, Maintenance, Water Type, Miscellaneous, Lake Type, Net Ann Inc., Water Frtg, Virtual Tours, Channel Frtg.

Tenant Owner Expenses
OWNER PAYS Building Insurance, Lawn Maintenance, Maintenance, Sewer, Snow Removal, Tax, Water
TENANT PAYS Alarm, Cable, Cooling, Electric, Fuel, Heating
SALE INCLUDES Building, Lease
AMENITIES Basement, Balcony
WATER FEATURES None

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911
Financing: Proposed Cash, Conventional Exemption Year Taxes Payable 2023
Annual Prop Tax \$2,665.7 Is Owner/Seller a Real Estate Licensee No Possession At Closing Subject to Tenant's rights.
Pending Date Closing Date 10/22/2024 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
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