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COMMERCIAL REAL ESTATE & Foreign Auto Mechanics Tools and Equipment

Washington Blvd., Fort Wayne

Real Estate Auction Terms & Conditions

PROCEDURE: The property will be offered at public oral auction.

DOWN PAYMENT: 10% of Bid Price down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.

The final bid is subject to the approval of the Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are 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. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



7009 N. River Road
Fort Wayne, IN 46815

AUCTION MANAGER: Jerry Ehle
260-749-0445 • 866-340-0445
#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS

950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709



APRIL 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
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16	17	18	19	20	21	22
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Washington Blvd., Fort Wayne

COMMERCIAL REAL ESTATE



and
Foreign Auto
Mechanics
Tools and
Equipment



AUCTION

TUESDAY, APRIL 18
Real Estate at **2:00 PM**
Tools & Equipment at **4:00 PM**





2604 E. Washington Blvd., Fort Wayne, Ind. 46803

AUCTION

TUESDAY, APRIL 18

COMMERCIAL REAL ESTATE AT 2:00 PM

PREVIEW:
Call Office to Preview the Real Estate.
Equipment & Personal Property Preview on day of sale from 9am till sale time!

Shop Equip. ■ Car Lifts ■ Vintage Signs ■ Tools ■ Snap On ■ Mac

TOOLS & EQUIPMENT AT 4:00 PM



1987 Suzuki Samurai 4WD, manual, 53k original mi., new battery, runs good • **Yerf Dog** ATV, 2WD • **Honda XR 100R** dirt bike • **Arctic Cat 5000** snowmobile • **2 seat** go cart w/ 6.5 B&S engine & roll cage • **Towmotor** propane powered forklift



safety gas cans • **200,000 btu** propane heater • **floor jack** • **trans. stand** • **eng. stand** • **AC** recovery system • **banding cart** & tools for poly banding • **elec.** power washer • **metal cut off** saw • **frill press**

SHOP EQUIPMENT:

(2) **Mohawk** SYS II 6,000 lb. double post lifts • (2) **Rotary** double post lifts • **Kellog** American 5HP 2 Stage 60 gal. air compressor, new in 2016 • **Snap On** Counsoler II diagnostic machine • **Snap On** MT 3750 AVR battery tester w/ BC 4200 charger • **Sun VAT** 40 battery tester • **Ammo** brake lathe w/ brake shoe radius bender • **Lincoln** Weld Pak 155 wire welder • **30T** H press • **2 T engine** hoist • **torch** set w/ tanks & regulators • **mini torch** set • **parts washer** • **Coats** 10-10 tire machine • **tire** bubble balancer • **Lincoln** stick welder • **several** work benches • **welding** bench • **many** hardwre cabinets • **dozens** metal shelving units • **Snap On** 4 dr. toolbox • **Kennedy & Craftsman** rolling tool boxes • **assorted** tool boxes • **portable** air tank • **assrt.** air hoses •

large selection of Snap On specialty tools • **Mac** fuel injection test kit • **torque** wrench • **torque** sockets • **screw** extractors • **spark** plug thread repair kits • **dial** indicators • **Snap On** leak detector • **Snap On** Super Delux Scanner • **Mac** leak detector • **Volvo** timing tool • **Snap On** vacuum tester • **video** scope • **Snap On** fuel injection diagnostic tool • **British Leyland** dealer training tapes • **numerous** service manuals, mostly foreign cars • **3/4"** socket set • **Kwik** Lathe on car brake lathe • **Matco** ball joint service set • **2 pair** of car skates • **chain** binders • **36"** pipe wrench • **many** Craftsman sockets & wrenches • **assorted** hand tools • **micrometer** set in wood case

TOOLS & SPECIALTY FOREIGN AUTO SERVICE TOOLS:

SHOP SUPPLIES:
cases of motor oils, fluids & lubricants • cases of Slick 50 ad-

ditives • **NIB** foreign auto parts • **wiper** blades

VINTAGE SIGNS & COLLECTIBLES:

Fiat lighted sign • **Bosch** Auto Parts Specialist 36" metal sign • **Lighted** Walker muffler sign • **plastic** Jaguar XJS sign • (2) **8' Ft. Wayne** Foreign Cars sign inserts • (2) **MG** Volvo Triumph 22x48 sign inserts • (2) **Fiat & Honda** 22x48 sign inserts • **many** car manuals, Volvo, Triumph, Mercedes, MG, Austin, Spitfire, & many more • **Bosch** metal spark plug sign • **early** **Black & Decker** metal tool cabinet base • **GE** bulb displays • **Jaguar** series 3 plastic sign • (4) **alum.** square "car show" signs • **metal** ASA sign

OFFICE FURNITURE & MISC.:

(2) **4-dr** fire proof file cabinets • **assrt.** desks, chairs, lobby chairs • **microwave** oven • **coffee** machine • **refrigerator** • **Edon** Pure heater • **wall** mount first aid kit • **2-dr** metal utility cabinet • **step** ladders • **walk** behind brush cutter • **snow** blowers • **trash** pump • (2) **sections** rolling conveyor • **large** commercial phase converter



Real Estate: 5266 SQ. FT. AUTOMOTIVE SHOP

with 3 bathrooms and 16' x 60' mezzanine. There are (2) overhead doors, 10' x 14' & 10' x 10'. The mezzanine area has a full bath, 10' x 16' office-breakroom, 16' x 35' parts crib. There is a 10' x 15' office, 10' x 15' lobby-reception area and a large parts department. The main building was built in 1974 and the addition in 1989. The rear part of the building has a new roof as well as new metal ceiling. There is also a small compressor shed attached to the front of the building.



The lot has (2) enclosed bull pens, asphalt parking area, and has a revenue producing billboard. Additional 1.5± acre adjoining parcel available. Call Office for details!

SELLER: FORT WAYNE FOREIGN CAR, MR. KEITH PASSWATER

AUCTION MANAGER: Jerry Ehle

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866-340-0445
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