

Commercial Retail Space & Lot AUCTION

Woodburn,
Indiana



- 9,421 SF Class C Building on a 1.61± Acre Lot
- Anchored by a National Fortune 500 Dollar General
- Great visibility from Woodburn Road
- Growing population
- 15 minutes from Fort Wayne, IN

- Located 5 minutes south of US 24 industrial corridor
- Approximately 2 miles from Woodland Jr/Sr Highschool
- Space available was a former Subway restaurant
- Near mobile home park, laundromat, and carwash
- Industrial Park on N side of Woodburn is fully occupied
- Easy access to new HWY 24 “Fort to the Port” corridor



Thursday, September 26 • 7pm

800-451-2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE



Commercial Retail Space & Lot AUCTION

Woodburn, IN
Thursday, September 26 • 7pm

Auction Manager:

Dennis A. Bennett • Cell: 260-433-2159
AC63001504, AU19900133



SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725

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Inspection Dates:
Wed., Sept. 18 • 5-7pm
& Sat., Sept. 21 • 3-5pm
Meet Auction Manager
at the building.

Thursday, September 26 • 7pm



**ONLINE
BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



Property Location

21905-21907 Hickory Street, Woodburn, IN 46797

Auction Location

Auction to be held at Woodburn Community Center, between Maumee Township Fire Department and Woodburn City Hall • 22735 Main Street, Woodburn, IN 46797

This building and lot will sell to the highest bidder at or above \$230,000. There will be 2% outside broker participation available. Please contact the auction manager for details.

Summary of Lease

A summary of the Dollar General lease agreement will be made available to those attending the property inspection dates or to those prospective buyers that contact the auction manager. It will also be included in the bidder's packet at the auction.

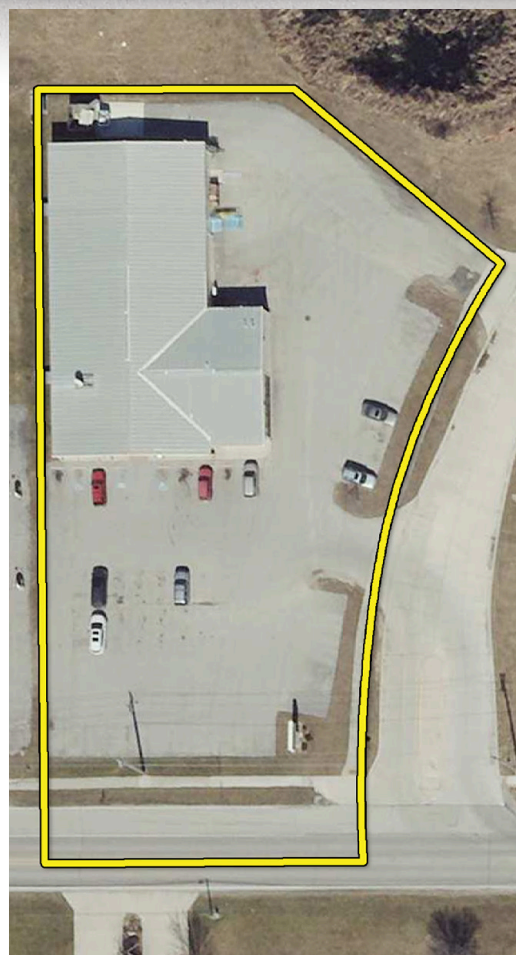
Property Description

This is a single-story, freestanding, retail property. It was built in 2003 and has 9,421 sf of leasable area. This Class C Building sits on 1.61± acres and excellent commercial potential. Don't miss out on your chance to bid on the property at auction!

Seller: The Donald E. Fisher Estate

Personal Representatives: Thomas A. Fisher and Attorney Andrew M. Goeglein

Auction Manager: Dennis A. Bennett (AARE, CES, MPPA) • 260-433-2159



Auction Location



AUCTION TERMS & CONDITIONS:

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer, bidding will be on a lump sum basis. Bidding will remain open until the close of the auction. The seller reserves the right to accept or reject any bids.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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.

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

DEED: Seller shall provide Executor Deed(s).

EASEMENTS: The sale of the property is subject to any and all easements of record.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Pro-rate to the day of closing.

SURVEY: There shall be no new survey as the property has an existing legal description.

AGENCY: Schrader Real Estate & Auction Company, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.**

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