

Elkhart, Indiana Real Estate Auction

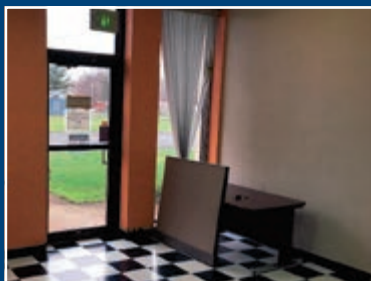
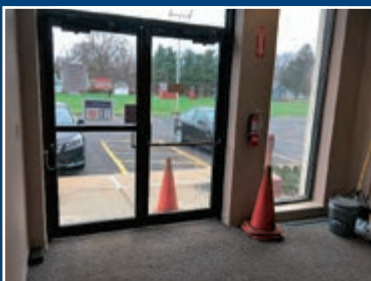
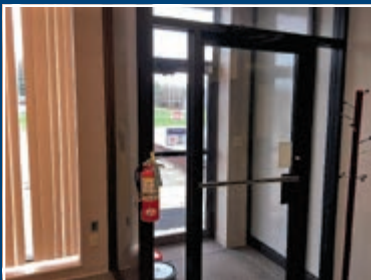
Thursday, June 8, 2017
Starting at 5:00 pm

Tract A: Office Building
Just south of Mishawaka Rd. on County Rd. 7



Tract A: Office building and 4.9 acres of land, frontage on CR 7 (Oakland Ave.) located just south of the stop-lighted intersection at (CR 20) Mishawaka Rd.

- 22,295 square foot free standing commercial building
- Surfaced parking for 100+/- cars
- Heavy power & 3 phase on site
- Divisible space, several entrances and overhead doors.
- First rate heating and AC systems
- Former television and radio studio, various rooms, offices, & meeting rooms
- Use options: single or multi-tenant office; broadcasting and television radio production services; government, religious or educational facility, conversion to residential; data farm.



SELLER:

**PATHFINDER COMMUNICATIONS CORP.
& WSJV TELEVISION, INC.**

PROPERTY & AUCTION LOCATION:
58096 Oakland Ave. Elkhart, IN 46517



Tract B: 3 Acres Vacant Land

Could be combined with A or C, Located and accessed at the south end of Page Street

Tract C: 29.4 Acres Wooded Land

Accessed off of Mishawaka Road just east of CR 7. This land borders Old Farm Apartments, Bent Oak subdivision and is inside the City limits of Elkhart. City water on site, city sewer nearby.

- 37 acres total
- Concord Twp.
- Land has Development options for single or multi family
- Outstanding Recreational or Investment Land



Property will be sold to the Highest Bidder! No Reserve!
The opportunity is here, plan now to be there.

Open House Inspection Dates:
May 11, 4-6 pm • May 18 4-6 pm

Property is available for inspection by appointment anytime.

Auctioneers Note: Better be there to bid on this one. Many use options. Potential unlimited; Good location and will be sold to the highest bidder.

General Auction Terms: 10% down day of sale with closing in 30 days; Seller will provide clear title. 5% Buyer Premium. The tracts will be offered separately and as a whole. Complete written terms available on request. Broker registered buyers welcome. Call for fee and terms.

ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER PREVIOUSLY RELEASED INFORMATION. Inspect, Arrange Financing and Bid Last!

In Conjunction With:

FM STONE
COMMERCIAL

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Auction Conducted by:

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