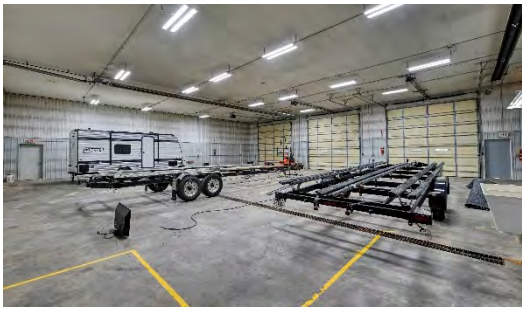
Expanding your Horizon...
Metzger
Property Services, LLC
Farm Sales • Real Estate • Auctions • Appraisals
260-982-0238
WWW.METZGERAUCTION.COM

Outstanding Commercial Opportunity on 2± Acres – Two Buildings, Versatile Space & Endless Possibilities

Bring your business vision to life with this versatile commercial property offering 2± acres, a main commercial building, and a smaller secondary building with potential for a variety of uses.

Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own.

The main building features a durable metal exterior and a functional layout that includes **concrete floors, heat, air conditioning, one restroom, remodeled office space, storage, and warehouse space.** The combination of office and work areas offers flexibility for a range of business or service operations, with room to accommodate day-to-day activities, equipment, inventory, or other operational needs. The **additional secondary building** provides even more possibilities for storage, workspace, or other uses to suit your plans.



Situated on **approximately 2 acres**, the property offers space to spread out while maintaining practical access and parking. A stone driveway provides convenient entry. With two buildings and a combination of indoor functional space and outdoor area, there is plenty of opportunity to tailor the property to your business needs.

Currently vacant and ready for its next owner, this property offers a blank canvas for entrepreneurs, business owners, service providers, or investors seeking a flexible commercial location. Explore the possibilities, bring your ideas, and put this property to work!

Open House: Wednesday, October 28th 5:30-6 pm

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Versatile Commercial Opportunity on 2+/- Acres!

This property will be offered at Online Auction on Wed., November 4, 2026 - Bidding begins closing out at 6:30pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of $25,000 on the property will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 4, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $3,953.66. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Wed., November 4, 2026 • Bidding begins closing out at 6:30 pm

Osolo Township • Elkhart County • Elkhart, IN

Open House: Wednesday, October 28 from 5:30-6 pm

Auction Manager: Tim Pitts, call/text 317.714.0432

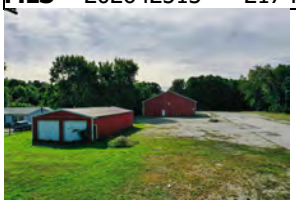
www.BidMetzger.com

Commercial Agent Full Detail Report

Schedule a Showing

Property COMMERCIAL **Stat** Active **CDO** 0 **DOM** 0 **Auctio** Yes

MLS 202642513 217 Parkview Ave East Avenue Elkhart I 46514 **Stat** Active **L** $0



Are Elkhart County **Parcel** 20-02-17-453-016.000-027 **Ty** Industrial
Cross **Ag** 2
REO N **Short Sale** No
Legal 440.04X200-1132FT W & 465.04FT N SE COR SEC 17 2.02A
Directio State Road 19 South to Parkview Avenue and head East, property is on South side of the road

Inside City **City** **County** **Zoning**

Remarks Bring your business vision to life with this versatile commercial property offering 2± acres, a main commercial building, and a smaller secondary building with potential for a variety of uses Selling via Online Auction on Wed. Nov. 4th at 6:30 pm. Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own. The main building features a durable metal exterior and a functional layout that includes concrete floors, heat, air conditioning, one restroom, remodeled office space, storage, and warehouse space. The combination of office and work areas offers flexibility for a range of business or service operations, with room to accommodate day-to-day activities, equipment

Agent Remarks Online Auction: Wednesday, November 4 at 6:30 pm Open House: Wednesday, October 28 from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at any & all showings they

Se **L** **Townshi** Osolo **Lot** 2.0200 / 87,991 / 193x432 **Sr** N
Year 2002 **Ag** 24 **Ne** No **Years** **Exteri** Metal **Foundatio** Slab
Const Pole Barn **Total #** 2 **Storie** 2.0 **Total** 1
Bldg #1 Total Above Gd 6,560 **Total Below Gd** 0 **Story** 1 **Finished Office** 1,640
Bldg #2 Total Above Gd 1,728 **Total Below Gd** 0 **Story** 1 **Finished Office**
Bldg #3 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Location **Fire** City **Fire** No

Bldg Height **Roof Material** Metal **Int Height** 16 ft
Interior Drywall, Metal **Ceiling** 16 ft **Column** Unknown
Flooring Concrete **Parking** Gravel, Lot **Water** City
Road City **Equipment** No **Well Type**
Currently Lsd No **Enterprise** No **Sewer** Septic
Fuel / Gas, Forced Air, Radiant
Heating
SALE INCLUDES Building, Land **Cooling** Central Air
INTERNAL ROOMS Office, Storage, Warehouse **Burglar** No
SPECIAL FEATURES 220 Volts, Office Space **Channel**
PROPERTY USE Vacant-Best for Owner/Usr **Water Frtg**
Water **Water** **Lake Type**
Water Features None
Auctio Yes **Auctioneer Name** Chad Metzger and Tim Pitts **Auctioneer License** AC31300015
Occupancy **Owner**
Financin **Existing** None **Proposed** **Excluded** None
Annual $3,953 **Exemptio** **Year Taxes** 20 **Assessed**
Is Owner/Seller a Real Estate Licensee Yes **Possessio** At closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Showingtime or Open House
List 10/13/20 **Exp** 1/31/202 **Publish to** Ye **Show Addr to** Ye **Allow** Y **Show** Ye
IDX Y **Contract** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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Average Utilities

Utility	Company	Average Amount
Gas		$
Electric	NIPSCO	$
Water	Elkhart City Water	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

Michiana Regional GIS Website

txtSubTitle

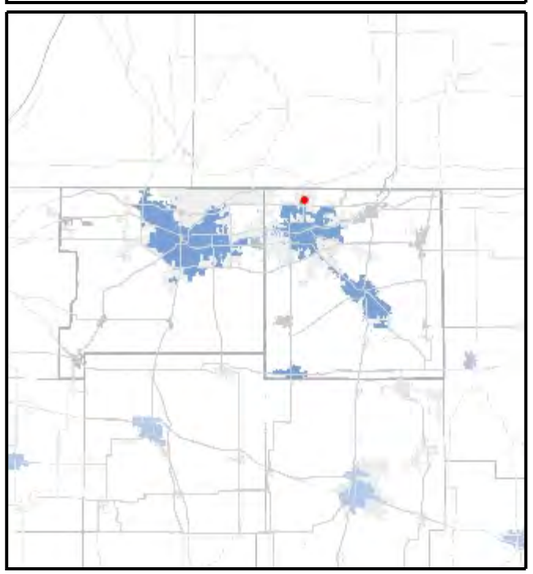
Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
  - Railroad
  - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge

N

1 inch = 49.92 feet

0 0.00 0.00 0.01 Miles



Date Printed: 9/16/2026

Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.

General Information

Parcel Number
20-02-17-453-016.000-027

Local Parcel Number
02-17-453-016-027

Tax ID:
0217H

Routing Number

Property Class 370
Small Shop

Year: 2024

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2737009-027
2737009-Industrial-Acre-City Public

Section/Plat

Location Address (1)
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Industrial Market

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 24, 2024

Review Group 2022

Ownership

B&B VENTURES LLC
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

Legal

440.04X200-1132FT W & 465.04FT N SE COR SEC 17 2.02A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/20/2022	B&B VENTURES LLC	06749	WD	/	$300,000	V
01/01/1900	GLANDERS STANLE		CO	/		I

Notes

Industrial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$58,800**	**$58,800**	**$58,800**	**$58,800**	**$58,800**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$58,800	$58,800	$58,800	$58,800	$58,800
Improvement	**$195,700**	**$187,200**	**$161,600**	**$127,700**	**$125,400**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$195,700	$187,200	$161,600	$127,700	$125,400
Total	**$254,500**	**$246,000**	**$220,400**	**$186,500**	**$184,200**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$254,500	$246,000	$220,400	$186,500	$184,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	1.000000	1.00	$45,000	$45,000	$45,000	0%	1.0000	0.00	0.00	100.00	$45,000
13	A		0	1.020000	1.00	$13,500	$13,500	$13,770	0%	1.0000	0.00	0.00	100.00	$13,770

Land Computations

Calculated Acreage	2.02
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.02
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$58,800
Total Value	**$58,800**

Data Source Aerial **Collector** 01/25/2023 Jeff **Appraiser**

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	Mixed Use Com	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Unfinished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(284')	
Heating			4920 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures		0	2	2
Total	0	0	2	2

Roofing

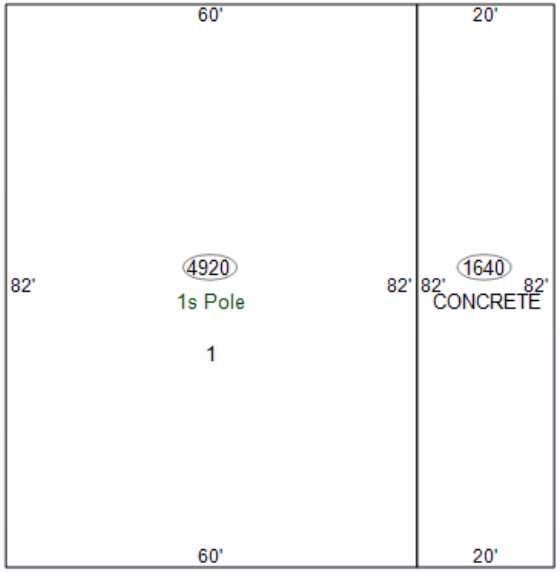
- [ ] Built Up
- [ ] Tile
- [ ] Metal
- [ ] Wood
- [ ] Asphalt
- [ ] Slate
- [ ] Other

GCK Adjustments

- [ ] Low Prof
- [x] Ext Sheat
- [x] Insulatio
- [ ] SteelGP
- [ ] AluSR
- [x] Int Liner
- [ ] HGSR
- [ ] PPS
- [ ] Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	4920 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	284'
PAR	6
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	16'
Base Rate	**$17.12**
Frame Adj	$0.00
Wall Height Adj	$1.93
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$17.12**
BPA Factor	1.00
Sub Total (rate)	**$17.12**
Interior Finish	$4.45
Partitions	($0.79)
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$3.32
S.F. Price	**$26.03**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$128,058**

Special Features

Description	Value
Mezz 400sqft	$5,000

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$128,058**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$136,258**
Plumbing	$3,200	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$5,000	**Repl. Cost New**	**$119,089**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Mixed Use Commercial	1	Pole	C-1	2002	2002	22	A		0.92		4,920 sqft	$119,089	21%	$94,080	0%	100%	1.000	1.780	0.00	0.00	100.00	$167,500
2: Paving	1	Concrete	C	2002	2002	22	A	$4.22	0.92	$3.88	1,640 sqft	$6,367	80%	$1,270	0%	100%	1.000	1.780	0.00	0.00	100.00	$2,300

General Information

Occupancy	C/I Building	**Pre. Use**	GCK
Description	Mixed Use Com	**Pre. Framing**	Pole Frame
Story Height	1	**Pre. Finish**	Semi-Finished
Type	N/A	**# of Units**	0

	SB	B	1	U
Wall Type			1: 1(182')	
Heating			1728 sqft	
A/C				
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures		0	2	2
Total	0	0	2	2

Roofing

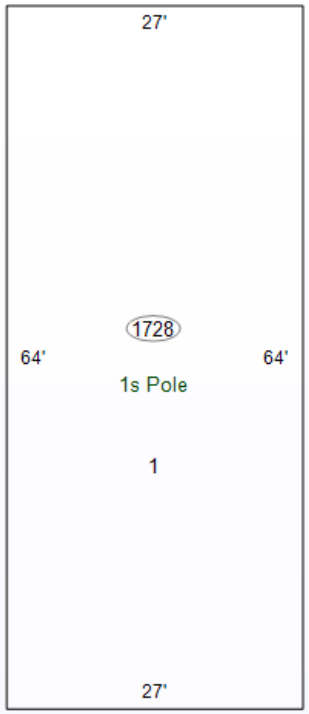
- [ ] Built Up
- [ ] Tile
- [ ] Metal
- [ ] Wood
- [ ] Asphalt
- [ ] Slate
- [ ] Other

GCK Adjustments

- [ ] Low Prof
- [x] Ext Sheat
- [ ] Insulatio
- [ ] SteelGP
- [ ] AluSR
- [ ] Int Liner
- [ ] HGSR
- [ ] PPS
- [ ] Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	1728 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	182'
PAR	11
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	12'
Base Rate	**$28.60**
Frame Adj	$0.00
Wall Height Adj	$0.00
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$28.60**
BPA Factor	1.00
Sub Total (rate)	**$28.60**
Interior Finish	$15.77
Partitions	$0.00
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$1.96
S.F. Price	**$46.33**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$80,058**

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	**$80,058**	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$83,258**
Plumbing	$3,200	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.92
Special Features	$0	**Repl. Cost New**	**$72,768**
Exterior Features	$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Mixed Use Commercial	1	Pole	C-1	1973	1973	51	VP		0.92		1,728 sqft	$72,768	80%	$14,550	0%	100%	1.000	1.780	0.00	0.00	100.00	$25,900

Total all pages $195,700 **Total this page** $25,900

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

...Generation after Generation
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