

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.

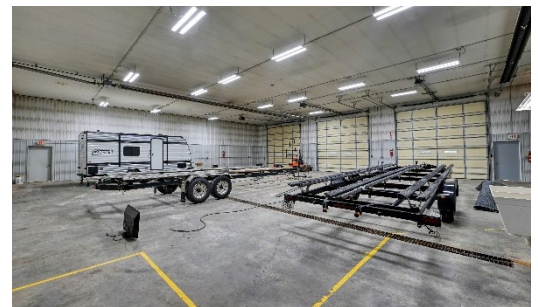


Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own.

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

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

Listings 10/13/2026

Page 1 of 1

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	
SALE INCLUDES	Building, Land							Heating		
INTERNAL ROOMS	Office, Storage, Warehouse							Cooling	Central Air	
SPECIAL FEATURES	220 Volts, Office Space							Burglar	No	
PROPERTY USE	Vacant-Best for Owner/Usr							Channel		

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Storage, Warehouse

SPECIAL FEATURES 220 Volts, Office Space

PROPERTY USE Vacant-Best for Owner/Usr

Water				Lake Type							
Water Features None											
Auctioneer Name	Chad Metzger and Tim Pitts			Auctioneer License	AC31300015						
Occupancy	Owner										
Financing	Existing None	Proposed		Excluded		None					
Annual	\$3,953	Exemption		Year Taxes	20	Assessed					
Is Owner/Seller a Real Estate Licensee Yes				Possession 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					

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

[illegible]



Michiana Regional GIS Website

txtSubTitle

1 inch = 49.92 feet

00.000.000.01

Miles

20-02-17-453-016.000-027

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

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 24, 2024

Review Group 2022

B&B VENTURES LLC

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



217 PARKVIEW AVENUE EAST 370, Small Shop

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

2737009-Industrial-Acre-Cit 1/4

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 / Classified 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

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

☒ Ext Sheat

☒ Insulatio

☐ SteelGP

☐ AluSR

☒ Int Liner

☐ HGSR

☐ PPS

☐ Sand Pnl

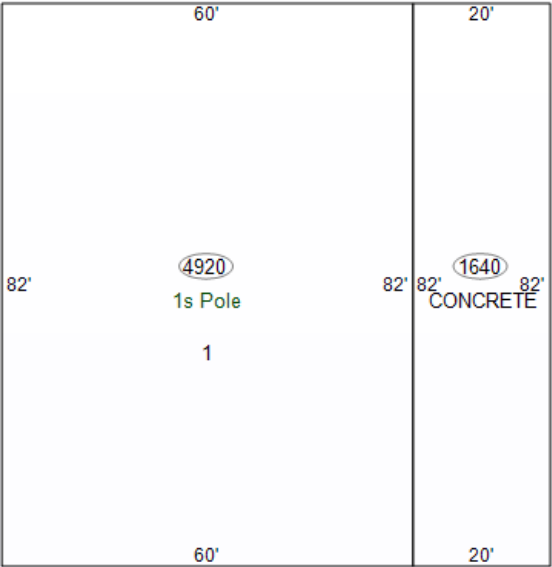
Exterior Features

Description

Area

Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 400sqft	\$5,000		



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



Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	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

☒ Ext Sheat

☐ Insulatio

☐ SteelGP

☐ AluSR

☐ Int Liner

☐ HGSR

☐ PPS

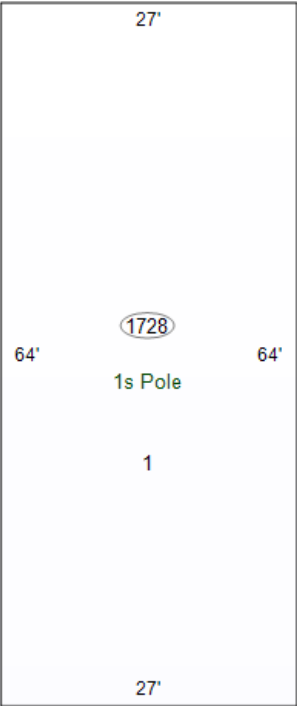
☐ Sand Pnl

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 Co Age	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

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



Metzger
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260-982-0238

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