



Thursday, November 1 • 10AM



Real Estate & Liquor License AUCTION

Turn-Key Lakefront Commercial Property

- 1± Acre Lakefront Tract
- 145' of Prime Center Lake Frontage
- Excellent Location
- Multi-Use Property
- Office / Retail / Investment
- Come Bid Your Price!

SCHRADE
Real Estate and Auction Company, Inc.

937 North Detroit Street, Warsaw, IN

Formerly The Maple Leaf Grille

800.659.9759
GaryBaileyAuctions.com

SCHRADE Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
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NOVEMBER 2012						
SUN	MON	TUE	WED	THU	FRI	SAT
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	



Auction Managers: Gannon Troutner & Gary Bailey 800-659-9759 • 574-354-7822
#AC63001504, #AU09200000, #AU11000010

SCHRADE
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725

Real Estate & Liquor License Auction
Turn-Key Lakefront Commercial Property
Warsaw, Indiana • Kosciusko County
1± Acre Tract with 145' of Prime Center Lake Frontage

Real Estate & Liquor License AUCTION

Turn-Key Lakefront Commercial Property



- 1± Acre Tract with 45' of Prime Center Lake Frontage
- Excellent Location
- Located in the Heart of the "Orthopedic Capital of the World"
- Multi-Use Property
- Office / Retail / Investment



937 North Detroit Street, Warsaw, IN • Kosciusko-County



Disregard Any Previous Pricing and Come Bid Your Price!

800.659.9759 **SCHRADE** Real Estate and Auction Company, Inc. GaryBaileyAuctions.com

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Auction Will Be Held On Site

Real Estate & Liquor License AUCTION

Turn-Key Lakefront Commercial Property



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**Disregard any Previous Pricing,
Come and Bid Your Price!!!**

- 145' +/- Prime Lake Front Location
- Turn-Key Restaurant / Multi-use property / Office / Retail / Investment Property
- In the Heart of the "Orthopedic Capital of the World" In Warsaw, Indiana



PROPERTY LOCATION: 937 N. Detroit Street (SR 15) in Warsaw, IN. South of US 30, 1.25 miles on State Road 15.
AUCTION LOCATION: On site.

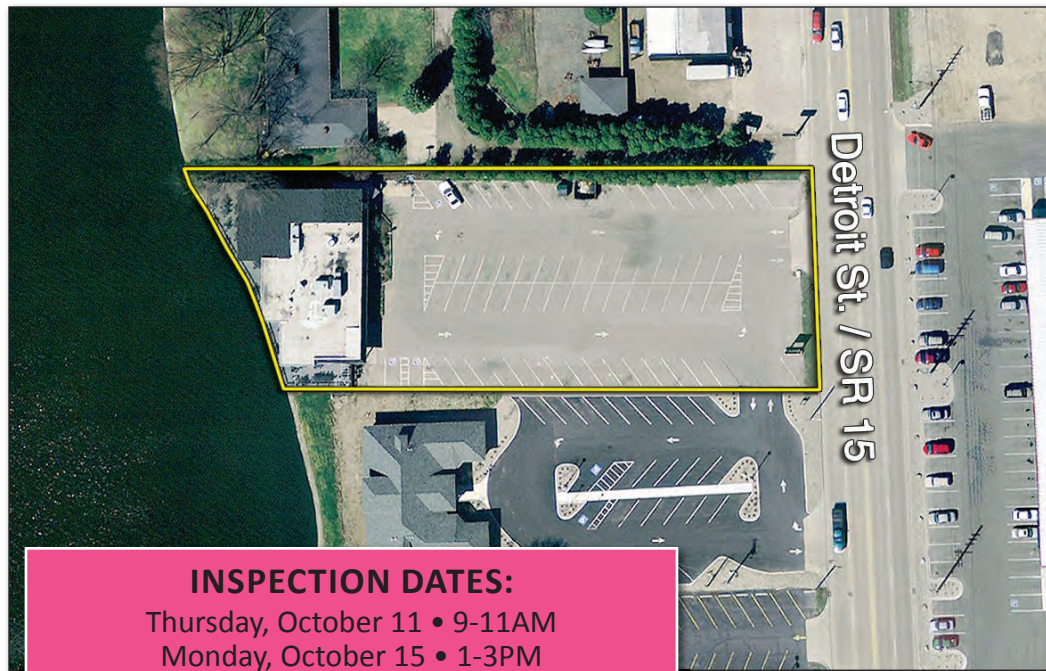
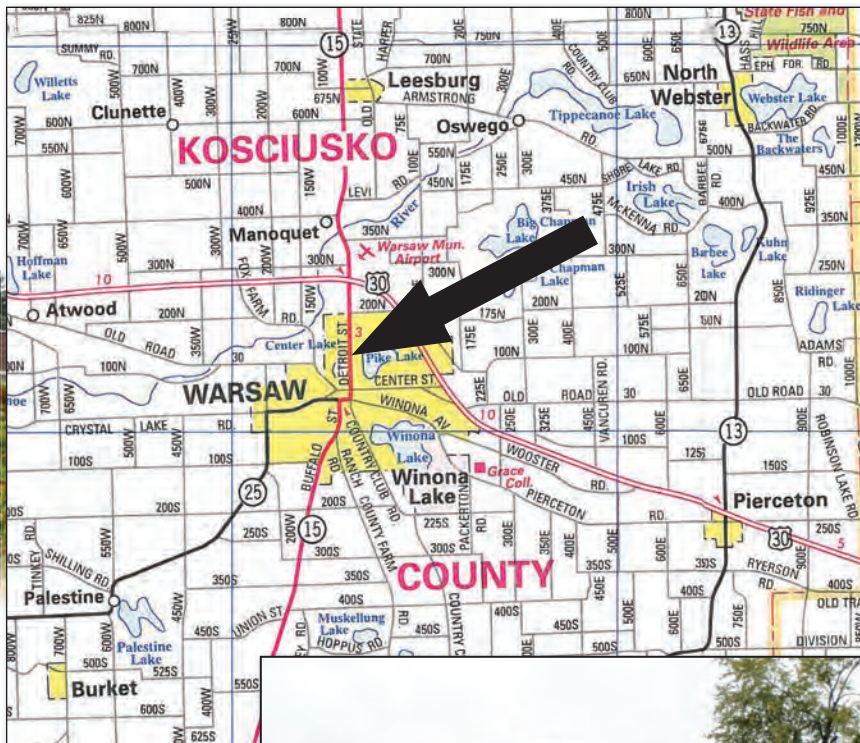
TRACT 1: Ideal Location in Warsaw on approximately 1 acre, with paved parking for 60+ vehicles. Presently set up for restaurant and bar operation with picturesque views of Center Lake. Restaurant includes dining room & lounge fixtures, kitchen equipment and table service. The lakefront features resin deck for additional outdoor seating/entertainment area. Exterior has recently been shingled and painted. Upper level has office space and/or conference room or storage area. Handicapped access, complete sprinkler system and remodeled restrooms in dining room and bar. Facility easily converted to retail or office space. Don't miss an excellent opportunity to own this property, on one of Warsaw's prime locations. Approximately 6491 square feet of space. Parcel ID 004-042-005.A

TRACT 2: Liquor license. The liquor license shall be offered separately. The buyer of the liquor license must have an address within the Warsaw city limits and is not subject to buyer's qualification. Buyer must do their due diligence prior to the auction.

BUY TRACT 1 OR TRACT 2 SEPARATELY OR IN COMBINATION.

Broker Participation (2%) subject to strict guidelines (call for details).

A buyer's premium of 8% will be added to the final bid price to determine the contract purchase price.



TRADE FIXTURES INCLUDE :

Retail Sales Terminal
EZ Dine Point of Sale Terminal
Walk-in Cooler & Walk-in Freezer
True Refrigerators (2) & Freezer
True Prep Top Cooler/Refrigerators (5)
Torrey Refrigerated Display Case
Double AltoShaam Halo Heat Box
CresCor Proof Box
Aztec Wood Grill
Fry-Masters (2)
Toastermaster Warmer
South Bend Gas Oven
Atlas Ice Maker
Barware, Dining supplies
Stainless Steel Bakeware, Cookware, Containers
Stainless Steel Prep Stations & Shelving

TERMS AND CONDITIONS

BUYER'S PREMIUM: A buyer's premium of 8% will be added to the final bid price to determine the contract purchase price.

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% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

DEED: Seller will provide a Quit Claim deed.

EVIDENCE OF TITLE: Seller will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title, or prior to November 30.

POSSESSION: At closing.

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

SURVEY: A new survey will not be provided. The property has an existing legal description.

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

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.



OWNER: Maple Leaf Restaurants, Inc.

SALE MANAGERS: Gary Bailey 800-659-9759 & Gannon Troutner 574-354-7822



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gary@GaryBaileyAuctions.com or gannon@GaryBaileyAuctions.com