

FOR SALE

OFFICE / RETAIL BUILDING



INVESTMENT BUILDING

3442 STELLHORN RD, FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

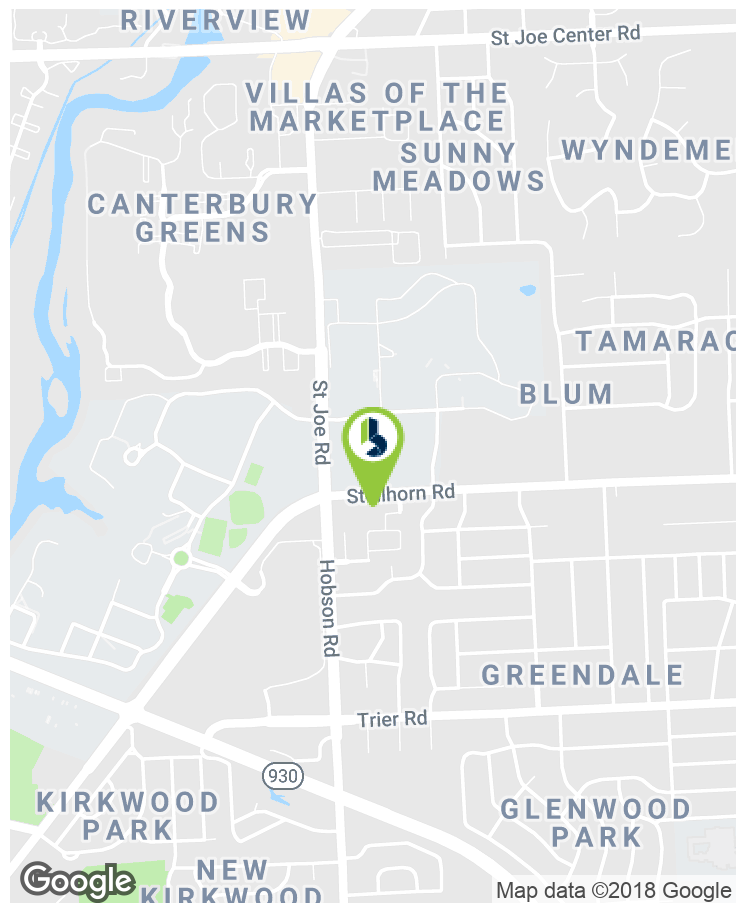
- 3,677 SF Total Office/Retail Building
- Office Space - 2,825 SF
- Retail Space - 852 SF
- Finished basement
- Consisting of 2 buildings, 3 floors
- Zoned C-2
- Excellent visibility from Stellhorn Rd.
- Less than .5 mile from the lighted intersection of Hobson Rd./Crescent Rd./St Joe Rd.

SALE PRICE

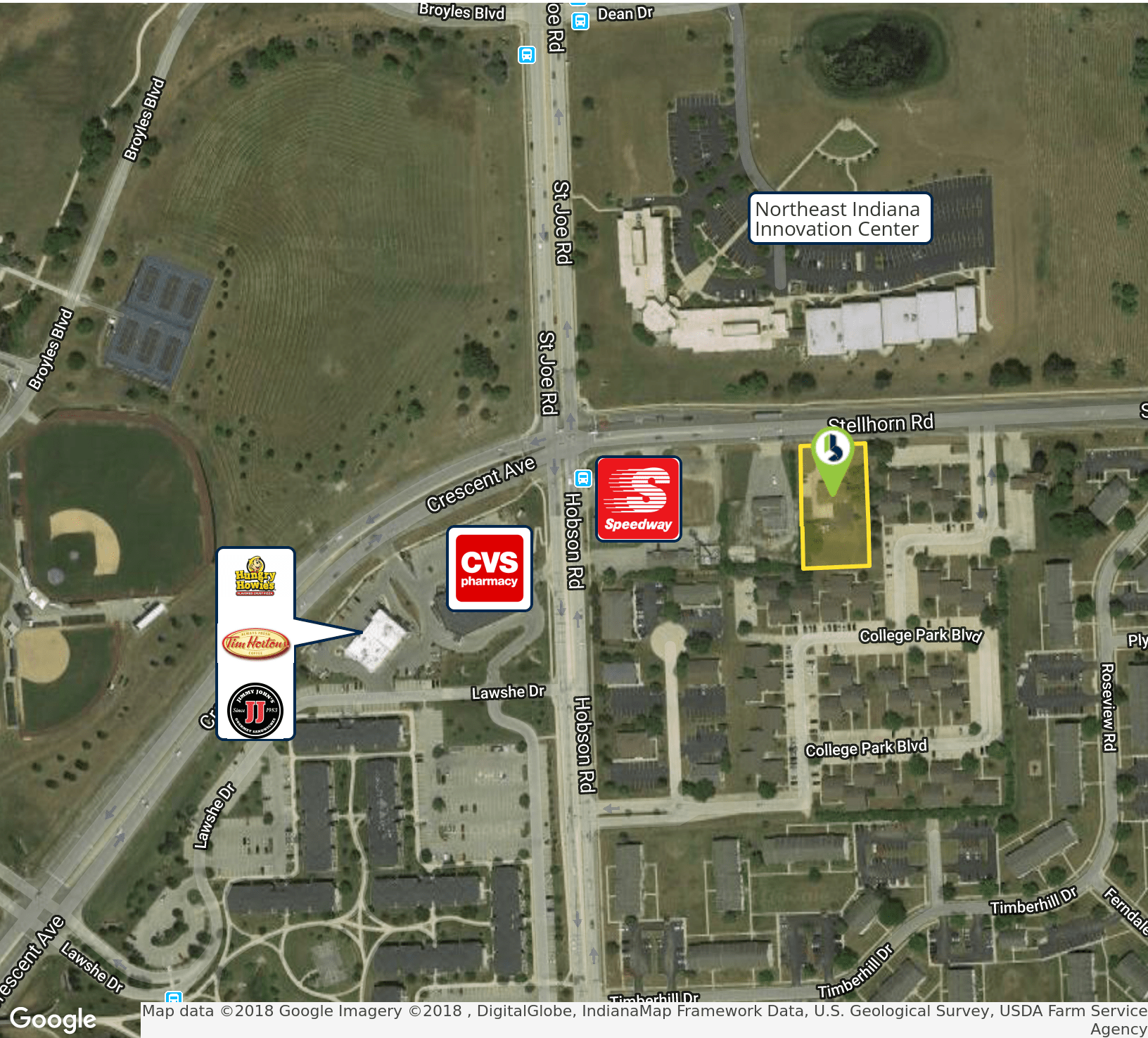
\$225,000

OFFERING SUMMARY

Lot Size:	0.97 Acres
Building Size:	3,677 SF
Year Built:	1965
Price / SF:	\$61.19



3442 STELLHORN RD, FORT WAYNE, IN 46825 | FOR SALE



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BUILDING INFORMATION

Building Square Feet	3,667 SF
Number of Stories	Three (3)
Number of Buildings	Two (2)
Condition	Good
Building Class	"C"
Year Built	1965
Former Use	Office/Retail
Signage	Pylon

PROPERTY TAXES

Parel Number	02-08-29-101-004.000-072
Assessments Total	\$245,000
Land	\$123,000
Improvements	\$122,000
Tax Year	2017 Payable 2018
Annual Taxes	\$8,168.36
Taxes Per SF	\$2.23

STRUCTURAL INFORMATION

Construction	Wood Frame
Roof	Asphalt Shingle
Floor	Concrete
Ceiling Height	8 ft.
Bathrooms	Yes
ADA Accessible	No

TRANSPORTATION

Nearest Highway	S.R. 930 - Less than 1 Mile
	Interstate 69 - Less than 5 Miles
Fort Wayne International Airport	12.5 Miles

MECHANICAL INFORMATION

Heating System	-
A/C System	-
Sprinklers	No
Security System	No
Lighting	Incandescent

TRAFFIC COUNTS

Stellhorn Rd.	22,200 VPD
Crescent Ave./Hobson Rd.	24,000 VPD
E. Coliseum Blvd./S.R. 930	37,775 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,826	82,287	179,115
Total Households	4,226	34,331	72,315
Average HH Income	\$72,401	\$72,116	\$71,587

OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal



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