

OFFICE FOR SALE OR LEASE

PAPER MILL OFFICE PARK

1910 ST. JOE CENTER ROAD, #33

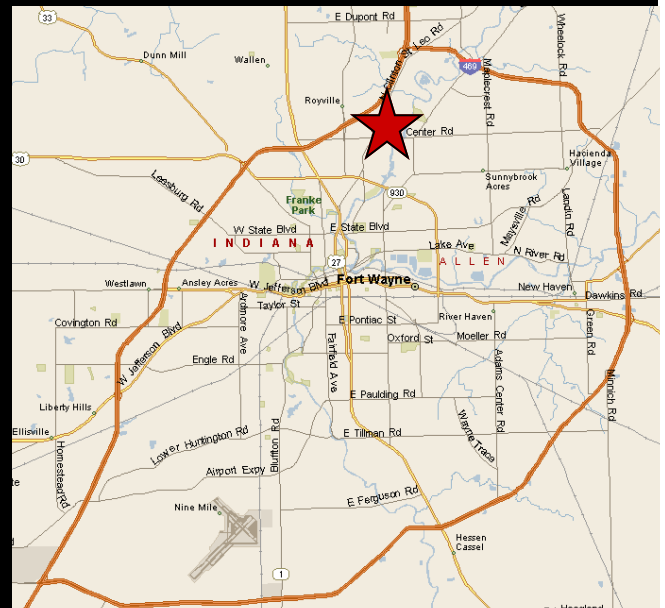
FORT WAYNE, IN



Price Reduced!

PROPERTY HIGHLIGHTS

- Located in Paper Mill Office Park
- Available Space: 1,224 SF
- Just off St. Joe Center Road, near Canterbury Green and IPFW
- Close to shopping, restaurants and residential
- Plentiful parking
- Sale Price: \$91,800 (previously priced at \$98,000)
- Lease Rate: \$13/SF



 **BND COMMERCIAL**
Real Estate Solutions

Dave Stemen
(260) 421.1912
dstemen@bndcommercial.com

Continuing the Goldstine Knapke Tradition

*Our Services
Include:*

Commercial, Office,
Industrial & Medical
Brokerage

Tenant & Landlord
Representation

Property
Management &
Maintenance

Facility Management

Consulting & Market
Research

Commercial, Office,
Industrial, Medical &
Residential
Development

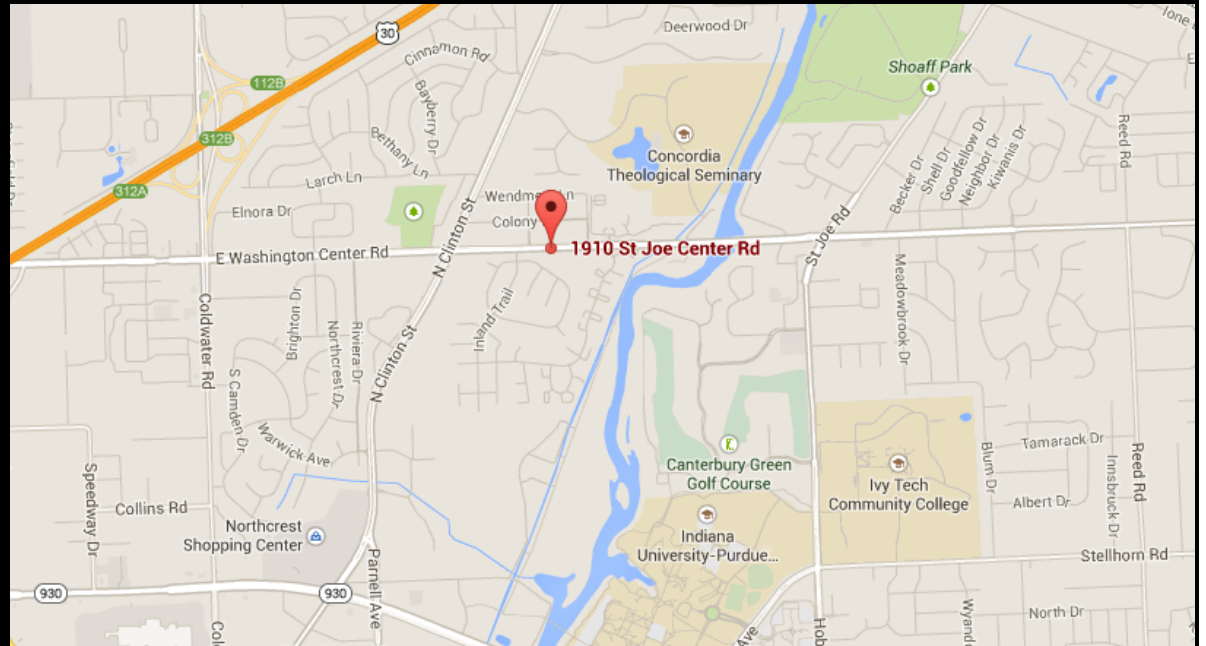
Multi-Family
Investment

Business Brokerage

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FORT WAYNE, IN



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Real Estate Solutions

BND Commercial
1021 S. Calhoun Street, Suite One
Fort Wayne, IN 46802
(260) 407-0900
www.bndcommercial.com

1910 ST. JOE CENTER ROAD, #33

Building 1910 St. Joe Center Road
 Address 1910 St. Joe Center Road, #33
 City/State/Zip Fort Wayne, IN 46825
 County Allen
 Township St. Joseph
 Quadrant North

Parcel No: 02-08-19-126-013.000-072
 Class Office
 Type Office
 Status Sale or Lease
 Availability Immediately

Total Area SF 1,224 SF
 Vacant RSF 1,224 SF

Lease Rate RSF/Yr \$13.00
 Lease Rate / Mo \$1,326
 Term 12 month min.
 Gross / Net Gross

Construction Type Wood frame
 Construction Year 2002
 Condition Good
 Number of Floors One
 Roof Asphalt shingles
 Foundation Slab
 Heating System Gas Forced Air
 Air Conditioning Central Air
 Sprinkler System No
 Electric TBD
 Security System NO
 Restrooms One
 Signage TBD

Responsible Party / Expenses

	Tenant/ Landlord	Estimated Expenses
Utilities	Tenant	
Property Tax	Landlord	
Building Insurance	Landlord	
Common Area	Landlord	
Janitorial	Tenant	
Roof/Structure	Landlord	
Int. Maintenance	Landlord	
Lawn/Snow	Landlord	

Land Area (acres) 0.23
 Zoning R3
 Parking Community Lot - None Reserved
 Distance to Interstate Approx. 1.15 miles
 Distance to Airport 20 miles - Ft. Wayne International
 Traffic Count 31,100 VPD - St. Joe Ctr. Rd.
 Demographics Available

Sale Price \$91,800
 (previously priced at \$98,000)
 Terms Cash at closing
 Annual Taxes \$2,879.00
 Tax Year/ Pay Year 2013 / 2014

Comments:

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Utilities

Sewer / Water City of Fort Wayne
 Electric AEP
 Gas NIPSCO



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