



FOR SALE/LEASE

NEWLY RENOVATED

1530 SPY RUN AVENUE
FORT WAYNE, IN 46805

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919 S Harrison Street
Fort Wayne, IN 46802
A MIKE THOMAS AFFILIATE

AVAILABLE 1,392 SF
SALE PRICE \$114,900
LEASE RATE \$12.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- Beautiful downtown location within walking distance to Headwaters Park and Lawton Park
- Highly visible location along one-way in downtown Fort Wayne with high daily traffic volume
- Open concept office with work stations, kitchenette, one restroom, office and lower level storage
- Five parking spaces on site plus street parking
- Interior and exterior remodel with new roof, windows, lighting, and build out completed in 2018

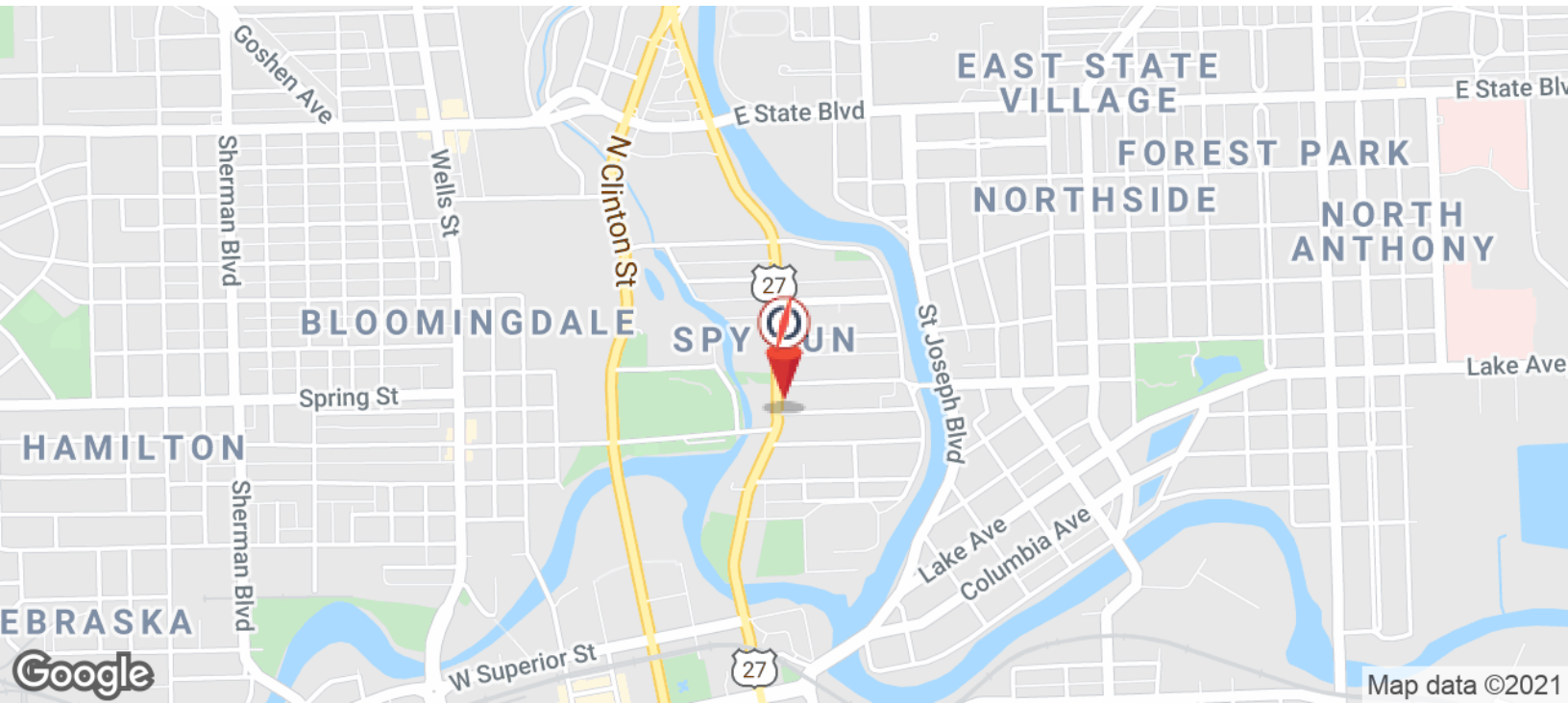


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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This beautifully renovated property is located North of downtown and the newly developed Promenade Park along the highly traveled, Spy Run Avenue. Property includes 5 parking spaces in back, side street parking, and has office and retail potential!

OFFERING SUMMARY

Sale Price:	\$114,900
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Lot Size:	0.08 Acres
Building Size:	1,392 SF

SPACES	LEASE RATE	SPACE SIZE
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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE **\$114,900**
LEASE RATE **\$12.00 SF/YR**

LOCATION INFORMATION

Building Name Newly Renovated
Street Address 1530 Spy Run Avenue
City, State, Zip Fort Wayne, IN 46805
County/Township Allen/Wayne
Market Downtown
Cross Streets Spy Run Ave and Anderson Ave
Side Of Street East

BUILDING INFORMATION

Building Size 1,392 SF
Price / SF \$82.54
Year Built 1920
Last Renovated 2018
Building Class C
Tenancy Single
Number Of Floors 1
Gross Leasable Area 1,392 SF
Construction Status Existing
Condition Excellent
Roof New in 2018
Free Standing Yes
Office Buildout Yes

PROPERTY DETAILS

Property Type Office
Property Subtype Office Building
Zoning R3 (Multi-Family Residential)
Lot Size 0.08 Acres
APN# 02-12-01-102-001.000-074
Corner Property Yes
Traffic Count Street Spy Run Ave - 19,510 VPD

PARKING & TRANSPORTATION

Street Parking Yes
Parking Type Surface
Number Of Spaces 5
Parking Description Private & Street

UTILITIES & AMENITIES

Gas / Propane NIPSCO
Exterior Description Renovated in 2018
Interior Description Renovated in 2018

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