



AVAILABLE FOR SALE

# 6400 ROTHMAN RD, FORT WAYNE, IN

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9601 Coldwater Road

Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

**AVAILABLE** 3.62 ACRES  
**SALE PRICE** \$565,000

### PROPERTY HIGHLIGHTS

- Development potential, excellent location for any medical or office user
- Ideal corner location at signalized intersection with high traffic counts
- Located 1/2 mile south of I-469 and Maplecrest Rd. interchange
- Existing 3,760 SF office building on spacious 3.62 acre lot
- Zoned C1



# 6400 ROTHMAN RD

Fort Wayne, IN 46835



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Stand alone building on large parcel of land with potential to divide land for future development.

## OFFERING SUMMARY

Sale Price:	\$565,000
Lot Size:	3.62 Acres



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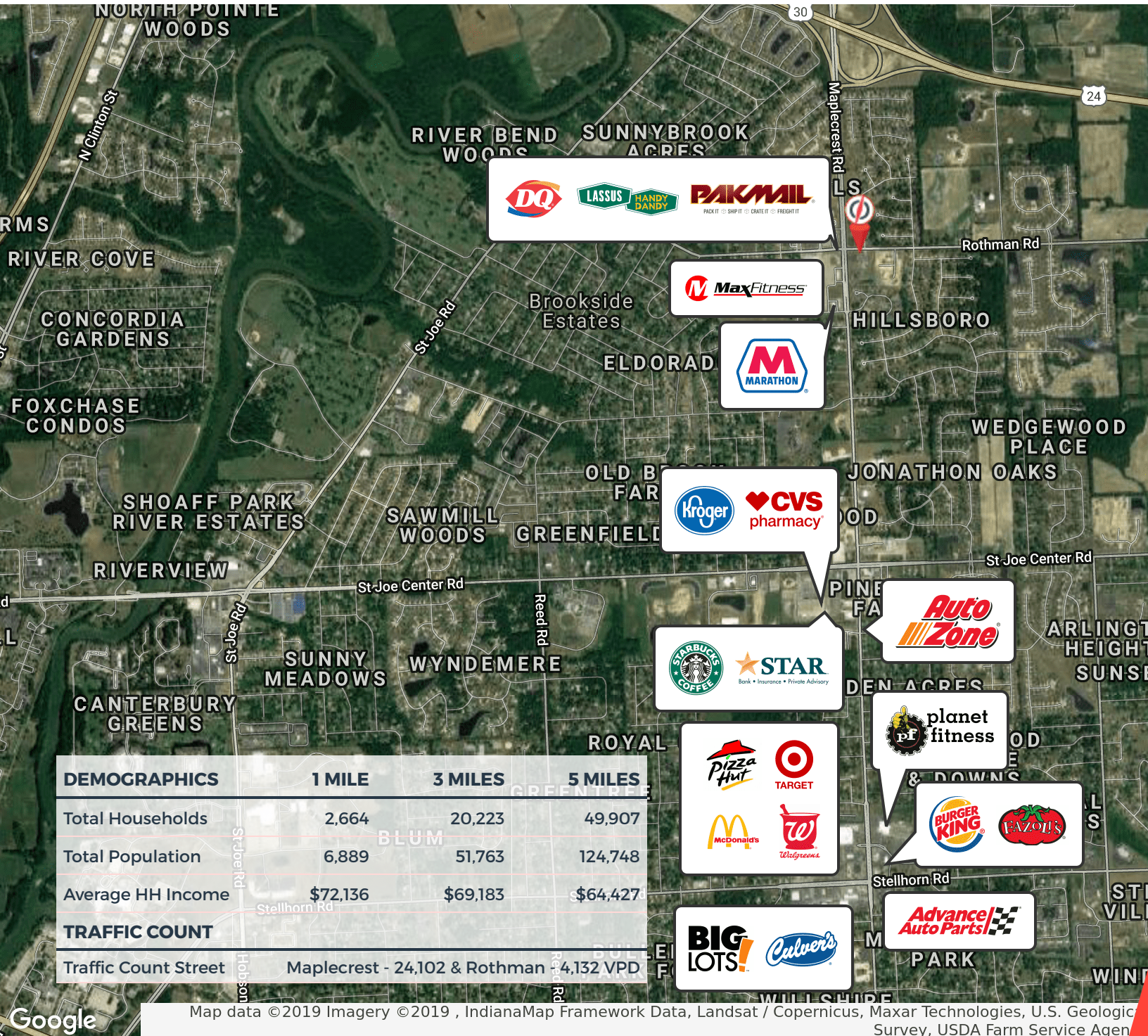
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## RETAILER MAP



Map data ©2019 Imagery ©2019, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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# 6400 ROTHMAN RD

Fort Wayne, IN 46835



## PROPERTY DETAILS

**SALE PRICE** **\$565,000**  
**ACRES** **3.62**

### LOCATION INFORMATION

Street Address 6400 Rothman Rd  
City, State, Zip Fort Wayne, IN 46835  
County/Township Allen  
Side Of Street Southeast  
Signal Intersection Yes  
Nearest Highway 1/2 mile from I-469

### BUILDING INFORMATION

Building Size 3,760 SF  
Price / SF \$3.58  
Year Built 1996  
Building Class B  
Occupancy % 0%  
Number Of Floors 1  
Load Factor Yes  
Free Standing Yes  
Number Of Buildings 1

### PROPERTY DETAILS

Property Type Land  
Property Subtype Medical Office / Retail  
Zoning C-1 (Commercial)  
Lot Size 3.62 Acres  
APN# 02-08-15-101-001.000-072  
Lot Frontage 300  
Corner Property Yes  
Traffic Counts Maplecrest - 24,102 &  
Rothman - 4,132 VPD  
Annual Taxes \$13,317

### PARKING & TRANSPORTATION

Parking Type Surface  
Number Of Spaces 38

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