



AVAILABLE FOR SALE

PRIME RETAIL IN IDEAL ZIP CODE

7553 W JEFFERSON BLVD
FORT WAYNE, IN 46804

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9601 Coldwater Road
Fort Wayne, IN 46825
A MIKE THOMAS AFFILIATE

AVAILABLE 8,280 SF
PRICE REDUCED! \$995,000

PROPERTY HIGHLIGHTS

- PRICE REDUCED!
- Excellent, well-maintained condition
- Ideal for retail or office user
- Close proximity to I-69 via major arterial US 24/W Jefferson Blvd
- High traffic volume of 33,000 VPD
- Condo unit within multi-user building (occupy 52% of building with estimated CAM of \$0.90 /SF)
- Space includes designated: one office, one restroom, kitchenette, warehouse, and showroom area
- Elevated gas heat in warehouse area



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

- Property is located within a multi-user condo building with three units.
- Excellent street visibility from the highly travelled W. Jefferson Blvd (US 24).
- Ideal retail or office building situated in front of an office park, neighboring to a strip center, adjacent to Luther Hospital, and minutes from a high volume retail corridor.
- The parcel has 0.84 acres divided from the condo building with 23 parking spaces.
- Within the unit is 6,720 SF of showroom space and 1,560 SF of back room, warehouse, and office space.



OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	1
Lot Size:	0.84 Acres
Building Size:	8,280 SF

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RETAILER MAP



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

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PROPERTY DETAILS

SALE PRICE

\$995,000

LOCATION INFORMATION

Building Name	Prime Retail in Ideal Zip Code
Street Address	7553 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
Cross Streets	W. Jefferson Blvd & Engle Rd
Road Type	Highway
Market Type	Large
Nearest Highway	US 24 (W. Jefferson Blvd.)
Nearest Airport	Fort Wayne International Airport

BUILDING INFORMATION

Building Size	8,280 SF
Price / SF	\$120.17
Year Built	2002
Number Of Floors	1
Gross Leasable Area	8,280 SF
Load Factor	Yes
Roof	Flat, rubber membrane
Number Of Buildings	1
Foundation	Concrete
Professional Office Park	Midwest Office Park

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	NC - Neighborhood Shopping Center
Lot Size	0.84 Acres
APN#	02-11-24-129-001.000-038
Traffic Count Street	West Jefferson Blvd - 33,000 VPD
Taxes: 2018 Payable 2019	\$9,503.36
Association Fees	Approx. \$900-\$1000 / Yr

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	23

UTILITIES & AMENITIES

Central HVAC	Rooftop units
Restrooms	One
Gas / Propane	NIPSCO

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