

AVAILABLE FOR SALE

PRIME RETAIL IN IDEAL ZIP CODE

7553 W JEFFERSON BLVD FORT WAYNE, IN 46804

TYLER BINKLEY

Vice President/Broker M: 260.414.0617 E: tbinkley@xplorcommercial.com

DENNIS CALLISON

President/Broker M: 260.438.6251 E: dcallison@xplorcommercial.com

KIENAN O'ROURKE

Vice President/Broker M: 260.450.8443 E: korourke@xplorcommercial.com

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

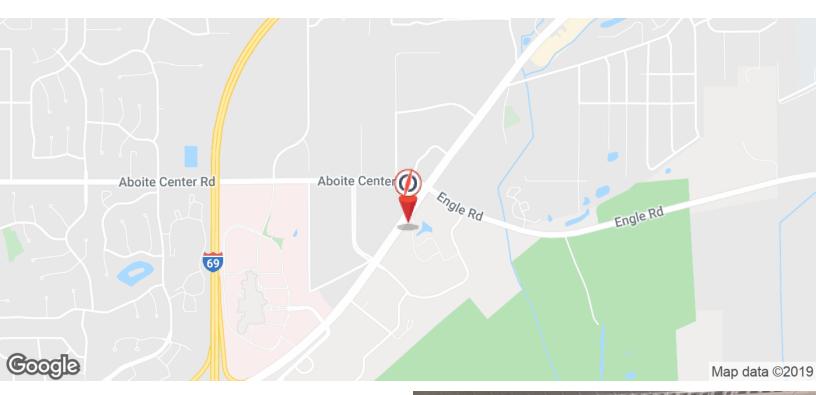


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PROPERTY SUMMARY



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



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TYLER BINKLEY 260.414.0617 tbinkley@xplorcommercial.com DENNIS CALLISON

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korourke@xplorcommercial.com

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\$995,000

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PROPERTY DETAILS

SALE PRICE

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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