

FOR SALE

OFFICE CONDOS



PAPERMILL OFFICE PARK, UNIT 22
1910 ST. JOE CENTER RD., FORT WAYNE, IN 46825

PROPERTY HIGHLIGHTS

- Investment Condo for Sale
- 100% occupied
- Excellent office space located in Papermill Office Park on the north side of town, minutes from I-69
- Perfect investment opportunity
- Located near shopping, restaurants and residential
- Plenty of parking available



SALE PRICE

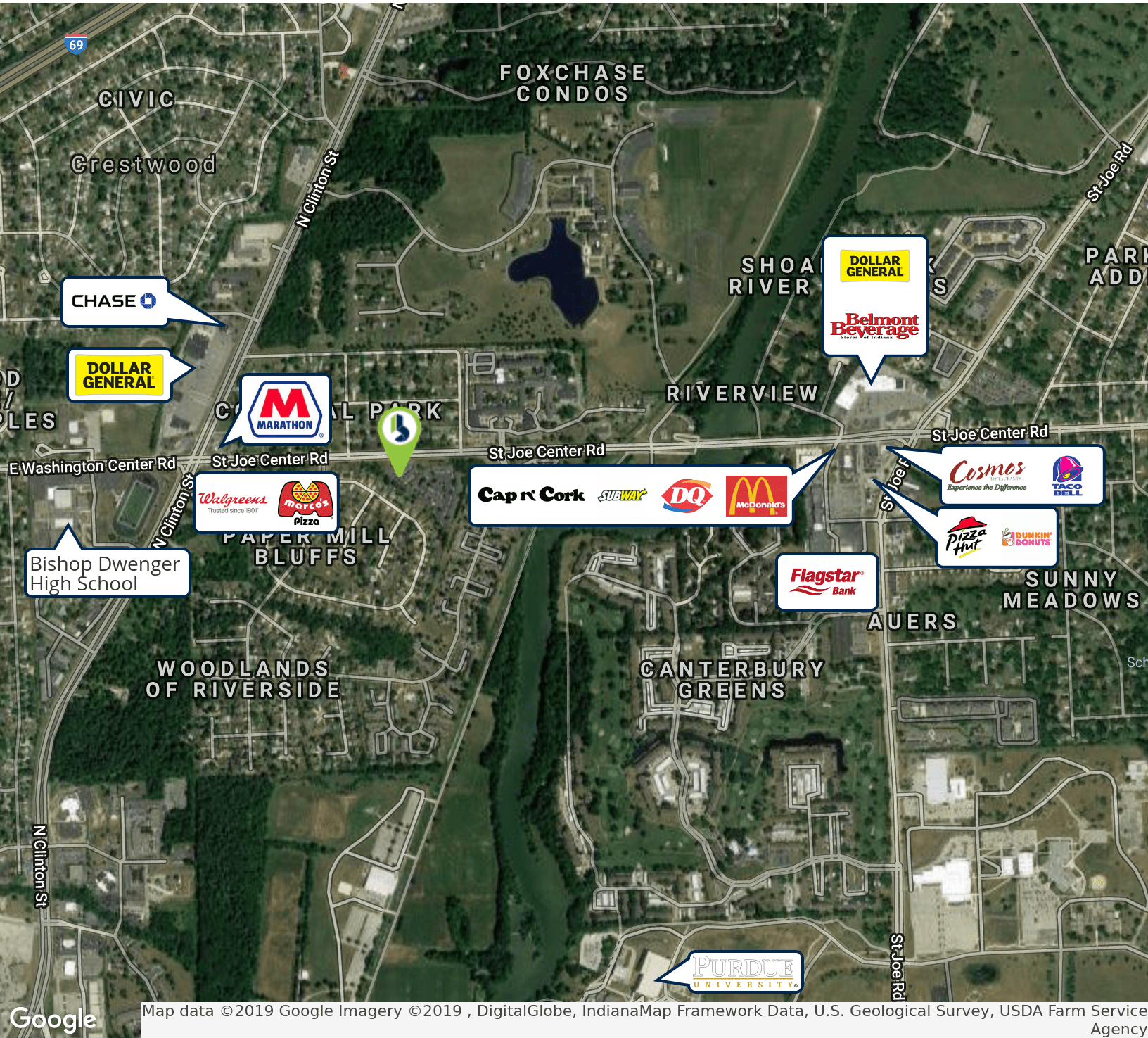
\$100,000

OFFERING SUMMARY

Building Size: 1,224 SF
Market: Allen County
Price / SF: \$81.70

RETAILER MAP

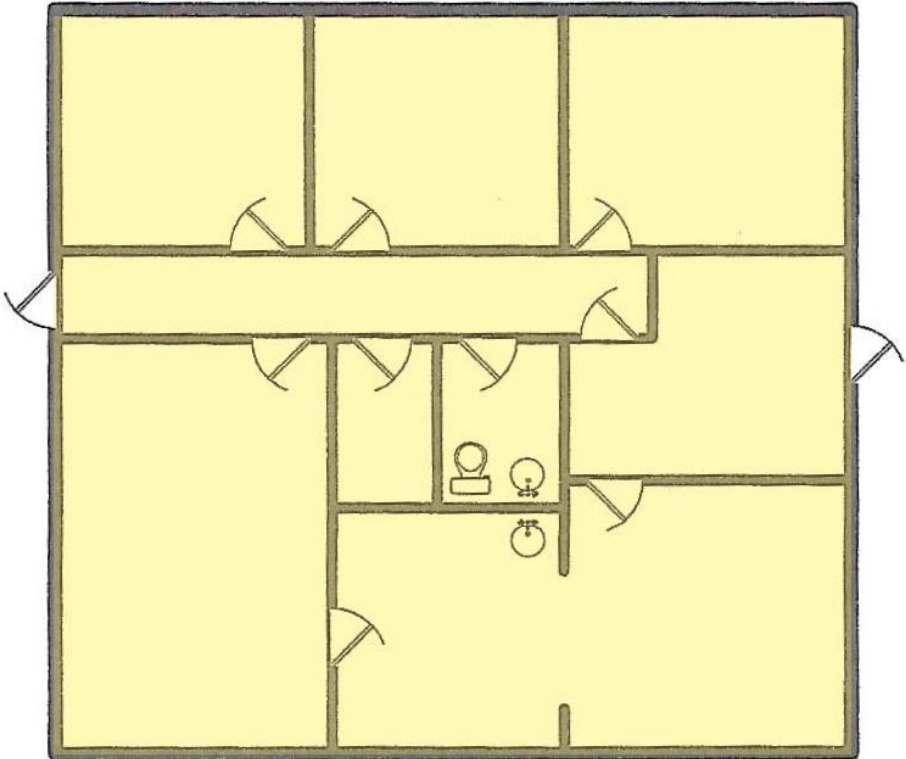
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FLOOR PLAN

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UNIT 22
1,219 SF



SPECIFICATIONS

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BUILDING INFORMATION

Office SF	1,219 SF
Occupancy	100%

GENERAL INFORMATION

Number of Stories	One (1)
Condition	Good
Year Built	1987
Former Use	Office
Property Type	Office

SITE INFORMATION

Zoned	R3
	Multi-family Residential
Parking	Common, Ample

STRUCTURAL INFORMATION

Construction	Wood
Roof	Shingle
Exterior/Interior Condition	Good
Bathrooms	Yes
ADA Accessible	Yes

MECHANICAL INFORMATION

Heating System	Gas Forced Air
A/C System	Central

OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

PROPERTY TAXES

Parcel Number	02-08-19-126-007.000-072
Assessments Total	\$92,700
Land	\$23,500
Improvements	\$69,200
Annual Taxes	\$3,083
Taxes Per SF	\$2.40

TRANSPORTATION

Nearest Highway	I-69 - Approx. 1.5 Miles
Fort Wayne International Airport	10.5 Miles

TRAFFIC COUNTS

St. Joe Center Road	29,200 VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,463	69,470	172,943
Total Households	5,172	29,111	70,003
Average HH Income	\$59,909	\$73,129	\$76,511



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