# RETAIL BUILDING

435 E. BRACKENRIDGE ST. & 442 E. DOUGLAS AVE., FORT WAYNE, IN

## FOR SALE

## PRICE REDUCTION

### FEATURES:

- 13,840 SF available on 1.13 acres
  - Building 1 (Brick) - 10,400 SF plus full lower level of 5,200 SF
  - Building 2 (Metal) - 1,640 SF
  - Building 3 (Concrete Block) - 1,800 SF
- Within growing downtown corridor, directly off Lafayette St.
- Formerly used for clothing manufacturing and a baking company
- Excellent fit for office users or flex space
- Has exterior dock and freight elevator
- **FOR SALE:** ~~$349,000~~ **$309,900**

### FOR MORE INFORMATION:


Tyler Binkley
Senior Broker
260.414.0617
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Bradley Company
111 E. Ludwig Rd., Suite 101
Fort Wayne, IN 46825
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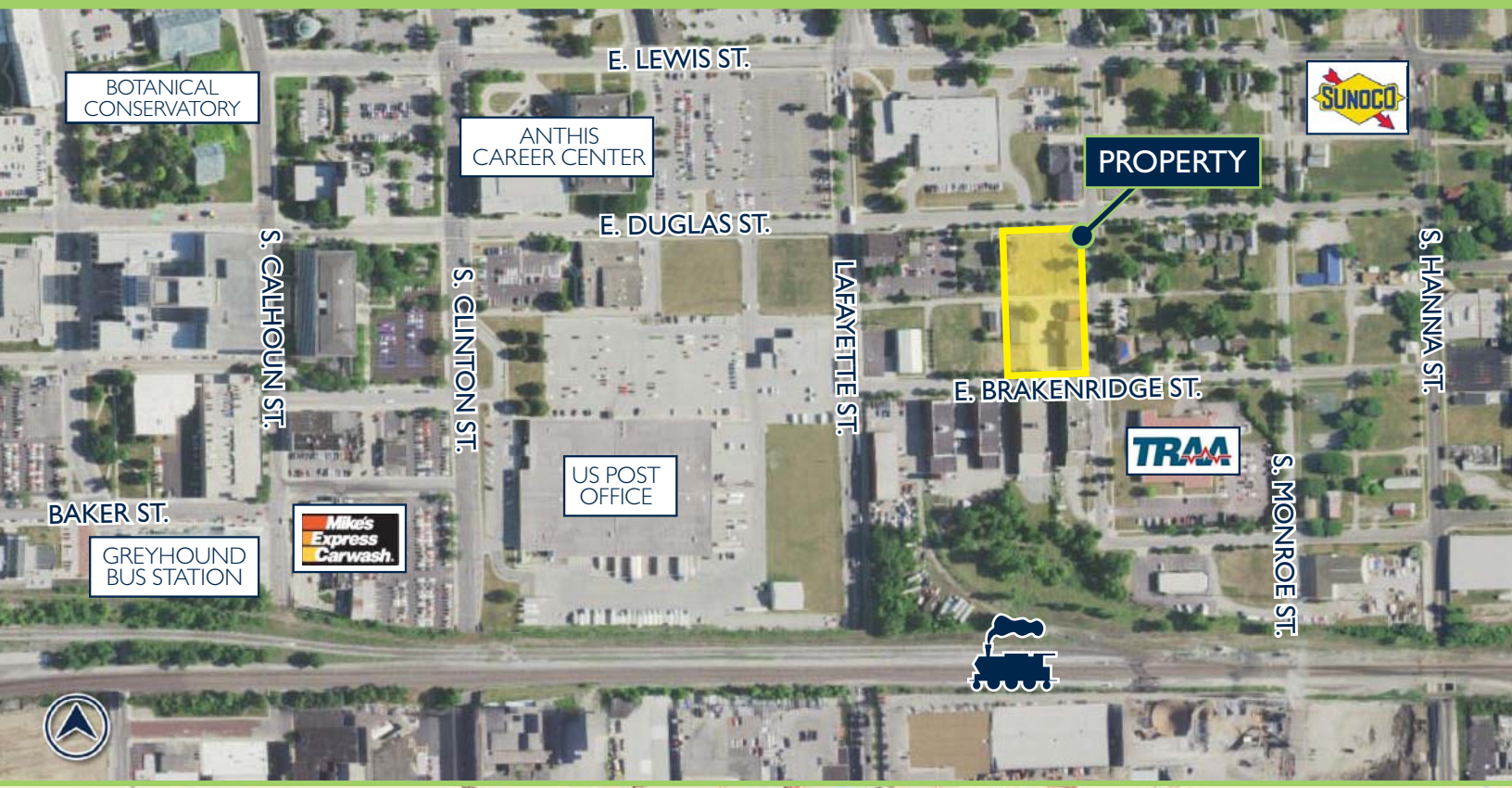
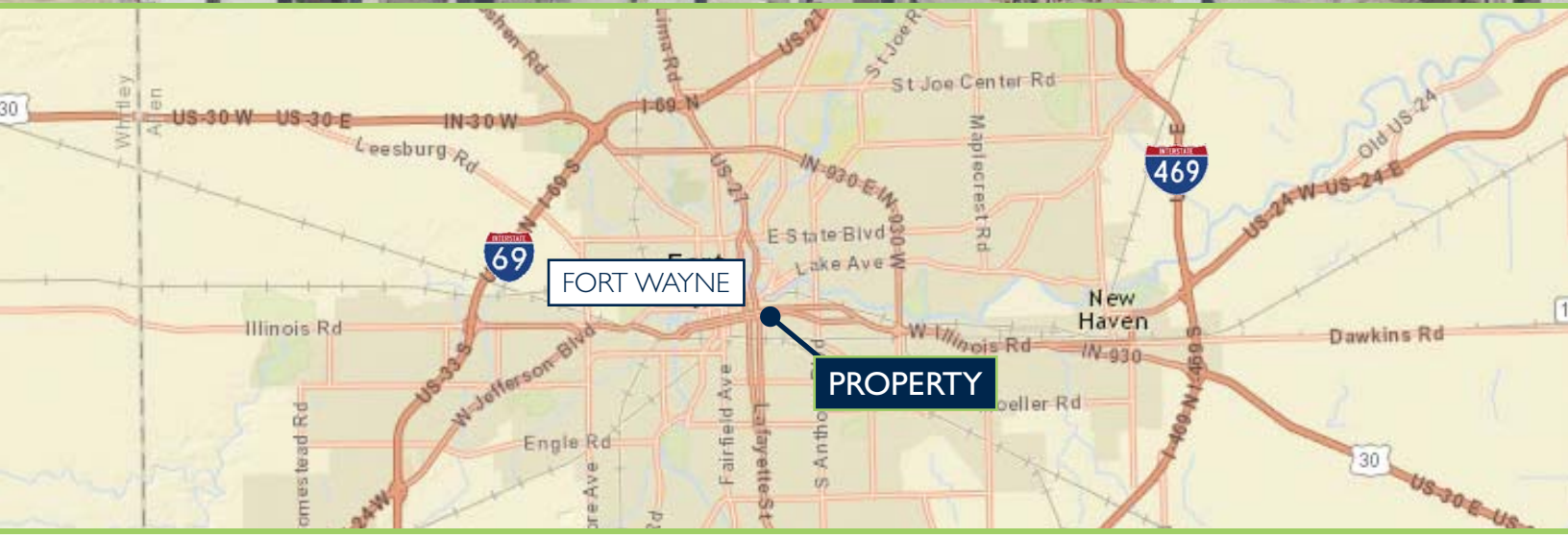
# RETAIL FLEX SPACE

FORT WAYNE, INDIANA

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# RETAIL FOR SALE

| | |
|---|---|
| Property Name | **Former Courtney's Bakery** |
| Street Address | 435 E. Brackenridge St. & 442 E. Douglas Ave. |
| City/State | Fort Wayne, IN |
| Zip Code | 46802 |
| City Limits | Yes |
| County | Allen |
| Township | Wayne |

## SALE INFORMATION

| | |
|---|---|
| Date Available | Immediately |
| Sale Rate | ~~$349,000~~ |
| **PRICE REDUCED** | **$309,900** |
| Terms | Cash at closing |

## BUILDING SIZE & AVAILABILITY

| | |
|---|---|
| Total Building Area | 13,840 SF |
| *(3 Buildings Total SF)* | |
| Building 1 - Brick | 10,400 SF |
| *(Plus Full Lower Level of 5,200 SF)* | |
| Building 2 - Metal | 1,640 SF |
| Building 3 - Concrete Block | 1,800 SF |

## SITE DATA

| | |
|---|---|
| Site Acreage | 1.13 Acres |
| *(2 Combined Corner Lots)* | |
| Zoning | I-1 |
| Description | Light Industrial |

## GENERAL DATA

| | |
|---|---|
| Number of Stories | 1 & 2 |
| Condition | Good |
| Year Built | 1930, 2000 |
| Former Use | Warehouse/ Bakery |
| Property Type | Industrial |

## OPERATING DATA

| | |
|---|---|
| Electricity Source | AEP |
| Amps | 200 |
| Volts | 240 |
| Phase | 3 Phase |
| Natural Gas Source | NIPSCO |
| Water Source | City of Fort Wayne |
| Sewer Source | City of Fort Wayne |

## STRUCTURAL DATA

| | |
|---|---|
| Type of Construction | Brick, Concrete & Metal |
| Roof | Flat |
| Ceiling Height | 9 Ft. |
| Deliveries | Exterior Dock |

## MECHANICAL DATA

| | |
|---|---|
| Heating System | Gas Forced Air |
| Furnace | Two |
| A/C System | Gas A/C Units |

## TRANSPORTATION

| | |
|---|---|
| Nearest Highway/Interstate | I-69 |
| Distance | 4.9 Miles |
| Parking Lot | Gravel |

## TRAFFIC COUNTS

| Street Name | Number of VPD |
|---|---|
| Lafayette St. | 19,822 VPD |

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| Street Address | 435 E. Brackenridge St. & 442 E. Douglas Ave. |
| City/State | Fort Wayne, IN |
| Zip Code | 46802 |
| City Limits | Yes |
| County | Allen |
| Township | Wayne |

## DEMOGRAPHICS

| | |
|---|---|
| Population | |
| 1 Mile | 13,102 |
| 3 Mile | 97,726 |
| 5 Mile | 181,084 |
| Households | |
| 1 Mile | 4,886 |
| 3 Mile | 37,788 |
| 5 Mile | 72,578 |
| Average Household Income | |
| 1 Mile | $37,175 |
| 3 Mile | $44,287 |
| 5 Mile | $49,087 |

## ADDITIONAL INFORMATION

* Within growing downtown corridor, right of Lafayette Street

* 1.13 acres combined - 2 corner lots
  * NEC Clay St. / E. Brackenridge St.
  * NWC Clay St. / Douglas Ave.

* Formerly used for clothing manufacturing and a baking company

* Excellent fit for office users or flex space

* Has exterior dock and freight elevator

## PROPERTY TAXES

| | |
|---|---|
| Key Number | 02-12-12-104-019.000-074 |
| | 02-12-12-104-011.000-074 |
| Assessments: | |
| Land | $31,100 |
| Improvements | $167,300 |
| Total | $198,400 |

## FOR MORE INFORMATION

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