



FOR SALE/LEASE

820 GOSHEN AVE, FORT WAYNE, IN

KIENAN O'ROURKE

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

| | |
|-------------------|---------------------|
| AVAILABLE | 1,500 SF |
| SALE PRICE | \$225,000 |
| LEASE RATE | \$15.00 SF/YR (NNN) |

PROPERTY HIGHLIGHTS

- Excellent visibility from newly improved Goshen Road.
- Property located on the roundabout at Five Points with traffic traveling eastbound on Goshen Road looking directly at the building.
- Former long-standing restaurant location with drive-thru, kitchen equipment still available.
- Easy access to I-69 with interchange less than 2.5 miles away.
- Dense residential area with large daytime employment nearby
- Additional 900 SF apartment on second level
- High traffic area with over 25,461 vehicles per day.



820 GOSHEN AVE

Fort Wayne, IN 46808



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime corner location near the nationally know, Fort Wayne Children's Zoo, Interstate 69 and Downtown Fort Wayne. The corner location is being renovated by the City of Fort Wayne to install a new roundabout to improve traffic flow from Downtown Fort Wayne, the Zoo, and the Goshen corridor.

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$225,000 |
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Available SF: | 1,500 SF |
| Lot Size: | 0.44 Acres |
| Building Size: | 1,500 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|----------------|---------------|------------|
| 820 Goshen Ave | \$15.00 SF/yr | 1,500 SF |



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ADDITIONAL PHOTOS



MAIN DINING AREA



DRIVE-THRU



WALK TO KITCHEN



FULLY FURNISHED KITCHEN

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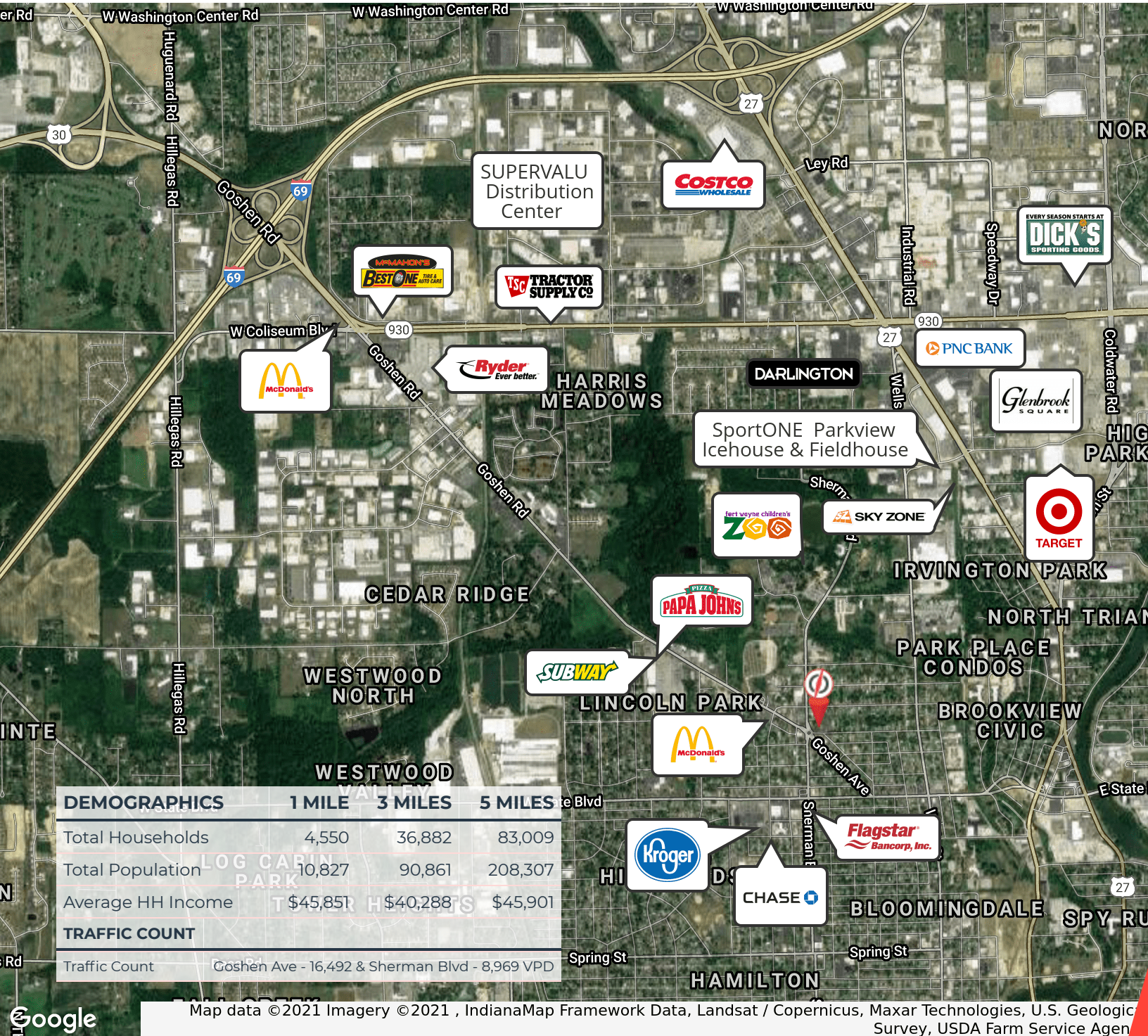
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RETAILER MAP



Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

SALE PRICE **\$225,000**
LEASE RATE **\$15.00 SF/YR (NNN)**

LOCATION INFORMATION

Street Address 820 Goshen Ave
City, State, Zip Fort Wayne, IN 46808
County/Township Allen/Wayne
Side Of Street East
Nearest Highway Interstate 69

BUILDING INFORMATION

Building Size 1,500 SF - Restaurant
900 SF - Upstairs Apartment
Sale Price / SF \$150.00
Year Built 1938
Building Class C
Tenancy Single
Number Of Floors 2

PROPERTY DETAILS

Property Type Retail
Property Subtype Restaurant
Zoning C-4 (Intensive Commercial)
Lot Size 0.44 Acres
APN# 02-12-01-228-017.000-074
Corner Property Yes
Traffic Count Street Goshen Ave - 16,492 VPD
Sherman Blvd - 8,969 VPD
Property Taxes \$3,033.56 / annually

UTILITIES & AMENITIES

Utilities Description Electric - AEP
Water - City Utility
Sewer - City Utility
Gas - NIPSCO