

# WELL MAINTAINED COMMERCIAL BUILDING



330 Entrance Drive, New Haven, IN 46774

- Former American Legion
- 12,340 sq. ft. on 5.56 acres
- Fully equipped kitchen and bar
- Large lounge and banquet room
- Large asphalt parking lot, 173 spaces



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# PROPERTY INFORMATION

<b><u>BUILDING LOCATION/ZONING/SIZE</u></b>	
Street Address	330 Entrance Drive
City, State, Zip	New Haven, IN 46774
County/Township	Allen/Adams
City Limits	Inside
Zoning	Commercial
Total Building Size	12,340 SF
Acreage	5.56 Acres

<b><u>PRICE/AVAILABILITY</u></b>	
Sale Price	\$675,000.00
Sale Price/SF	\$54.70
Available	Immediately

<b><u>UTILITIES</u></b>	
Electric Supplier	American Electric Power
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

<b><u>BUILDING DATA</u></b>	
Former Use	American Legion Post
Year Built	1995
Condition	Excellent
Type of Construction	Engineered Steel
Roof	Sloped Steel
Floor	Concrete
Number of Stories	1
Heat	Central
Air Conditioning	Central
Sprinkler System	No
Security System	Yes
Signage	Monument
Restrooms	4 Large

<b><u>PARKING/TRANSPORTATION</u></b>	
Parking Lot	Asphalt
Major Road Nearest Site	IN-930
Distance to Interstate	3.8 Miles to I-469

<b><u>AMENITIES</u></b>	
Fully equipped kitchen	
2 walk-in coolers/freezers	
Fully equipped oak bar with stools	
Banquet room with bar and folding wall	
Exterior smoking area	
Stand-alone garage	24' x 32'
Exterior pavillion	32' x 47'
Fenced mechanical area	

<b><u>POPULATION DEMOGRAPHICS</u></b>	
1 Mile	3,215
5 Miles	97,155
10 Miles	313,192

<b><u>DESCRIPTION</u></b>
Quality built, fully equipped former American Legion. Selling due to declining membership. Beautiful oak horseshoe bar with oak cabinetry. Large banquet hall with folding wall. Well maintained property.

<b><u>PROPERTY TAXES</u></b>	
Parcel Number	02-13-11-301-013.000-041
Taxes	Currently Exempt



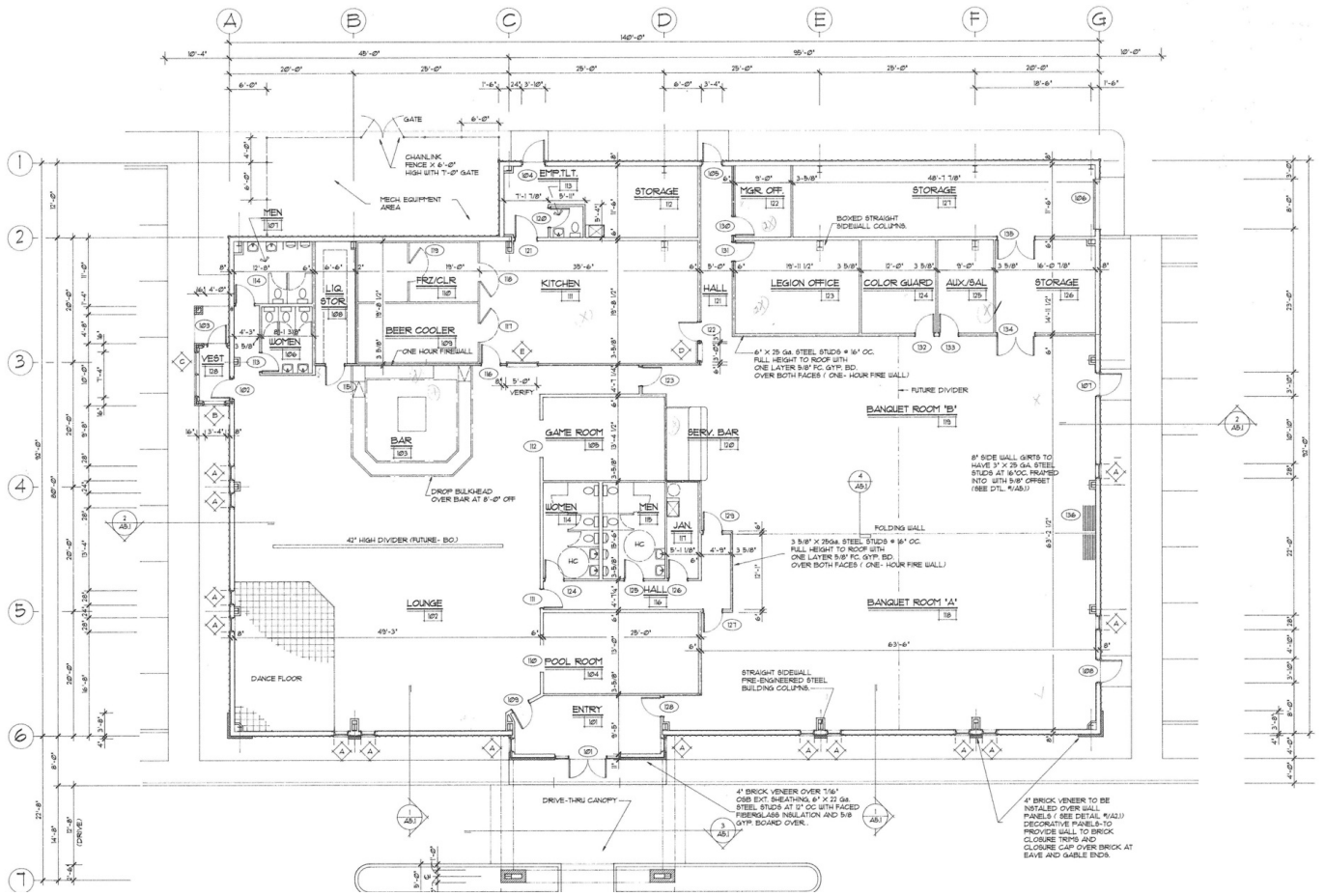
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# ADDITIONAL PHOTOS



# FLOOR PLAN





# RETAILER MAP



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# AERIAL MAP



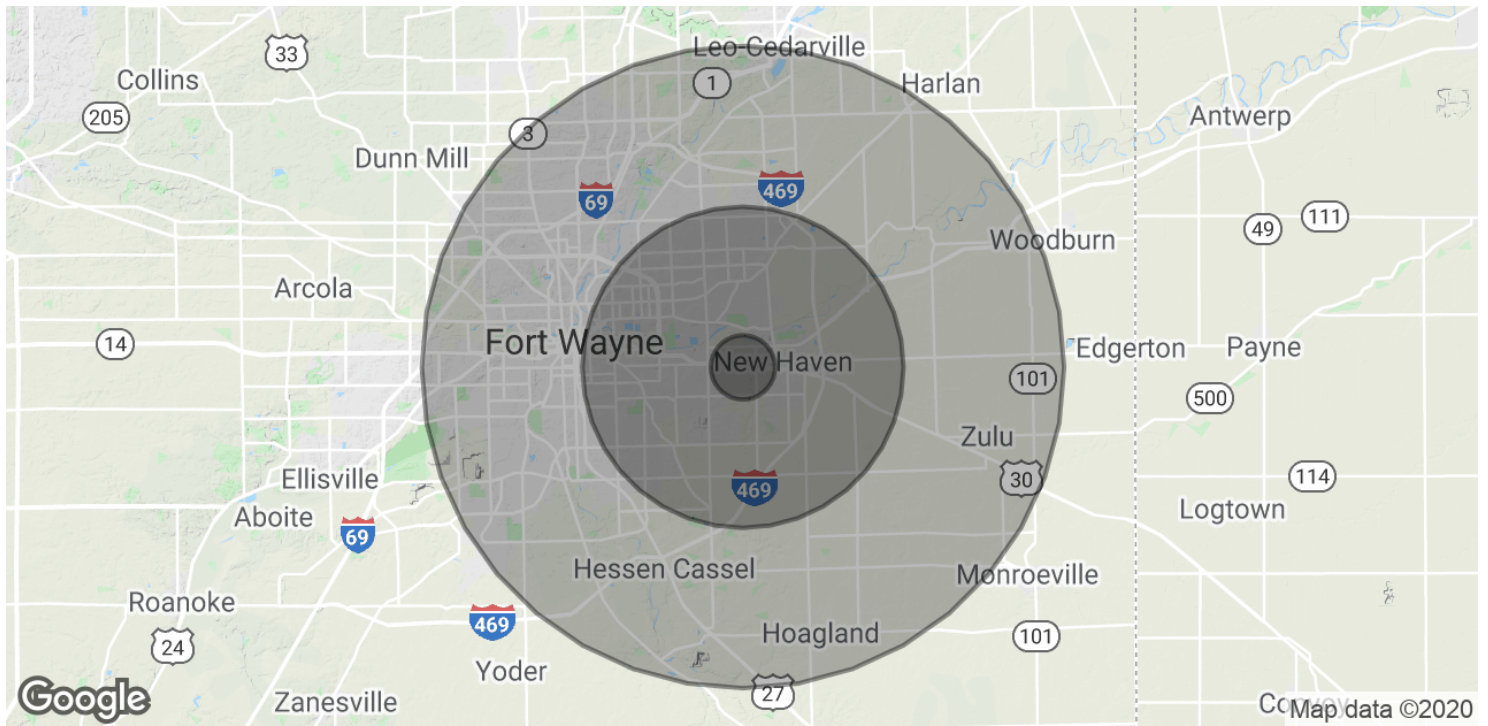


# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,215	97,155	313,192
Average age	37.4	36.5	34.6
Average age (Male)	35.9	34.6	33.2
Average age (Female)	37.7	38.5	35.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,283	37,152	123,362
# of persons per HH	2.5	2.6	2.5
Average HH income	\$49,266	\$55,431	\$52,345
Average house value	\$69,289	\$113,705	\$114,135

\* Demographic data derived from 2010 US Census