# OFFICE BUILDING

## SALE OR LEASE



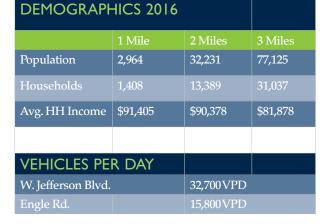
## FEATURES:

- 4,912 SF office building available
- Multiple offices
- Brick façade
- Located in well-established Sleepy Hollow Professional Offices park
- Signage on rear of building faces W. Jefferson Blvd.
- Excellent demographics and prestigious zip code
- Minutes from Lutheran Hospital and I-69
- FOR SALE: \$280,000
- FOR LEASE: \$12.00 PSF NNN

### FOR MORE INFORMATION:

Steve Chen Broker 260.385.1000 schen@bradleyco.com Bradley Company 111 E. Ludwig Rd., Suite 101 Fort Wayne, IN 46825 bradleyco.com

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## SLEEPY HOLLOW PROFESSIONAL OFFICES

FORT WAYNE, INDIANA



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## OFFICE BUILDING

SALE OR LEASE

SALE INFORMATION		
Date Available	Immediately / Vacant	
Sale Price	\$280,000	
Terms	Cash at close	
Building Total SF	4,912 SF	

\$12.00 PSF
NNN
4,912 SF

GENERAL DATA	
Number of Stories/Floors	One Story/Two Floors
Condition / Built	Good / Built 1981
Zoned	C1 - Commercial
Building Class	'B'
Primary/Secondary Use	Office/Medical Office
Visibility	Excellent

<b>BU</b>	ING	DATA
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Heating Type	Gas Forced air
Cooling Type	Central Air Cond.
Roof	Asphalt
Ceiling	11 ft.
Lighting	Standard Fluorescent

TRANSPORTATION	
Nearest Hwy./Interstate	I-69: 1.7 miles
Distance to Airport	Approx. 9.7 Miles
Parking Lot	Asphalt, Common
Parking Spaces	Ample

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OPERATING DATA	
Gas Supplier	NIPSCO
Water/Sewer	Municipal
Power Type	Single
Amps/Volts/Phase	200/110/Single
Power Supplier	AEP
Telephone/Broadband	Verizon/Comcast
Association Dues	\$3,325 Annually

TENANT/LANDLORD EXPENSES	
Utilities	Tenant
Lawn & Snow	Landlord
Real Estate Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repairs	Landlord
Roof & Structure	Landlord

ASSESSMENTS 2018			
Key Number	02-11-13-453-006.000-075 02-11-13-453-005.000-075		
	7325	7327	
Assessments	\$27,000	\$27,000	
Improvements	\$65,400	\$65,400	
Total	\$92,400	\$92,400	

PROPERTY TAXES	
2017 Payable 2018	
7325	\$3,315.96
7327	\$3,315.96
Total	\$6,631.92
Per Square Foot	\$1.35

