



FOR SALE/LEASE

2021 HOBSON RD, FORT WAYNE, IN

TYLER BINKLEY

Vice President/Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 3,007 SF
SALE PRICE \$249,000
LEASE RATE \$7.00 /SF (NNN)

PROPERTY HIGHLIGHTS

- Medical Office located near Coliseum Blvd (SR 930), State Blvd, and minutes from Parkview Randallia Hospital, VA Hospital, and the East State retail corridor
- Recent updates completed in 2017
- Former use of a group home and office building
- Abundant parking on site with 20+ parking spaces
- Includes a reception area and 8+ private offices or exam rooms



2021 HOBSON RD

2021 Hobson Rd, Fort Wayne, IN 46805



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Former medical office and group home located in the popular, and well established, 46805 neighborhood near downtown Fort Wayne. The East State area is a long standing retail corridor that includes local staples, major national retailers, Parkview Randallia Hospital, VA Hospital, Parkview Behavioral Health Hospital, and numerous medical offices. This location is ideal for any medical and office users in a salient part of Fort Wayne.

OFFERING SUMMARY

Sale Price:	\$249,000
Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	3,007 SF
Lot Size:	0.586 Acres
Building Size:	3,007 SF

SPACES	LEASE RATE	SPACE SIZE
For Lease	\$7.00 SF/yr	3,007 SF



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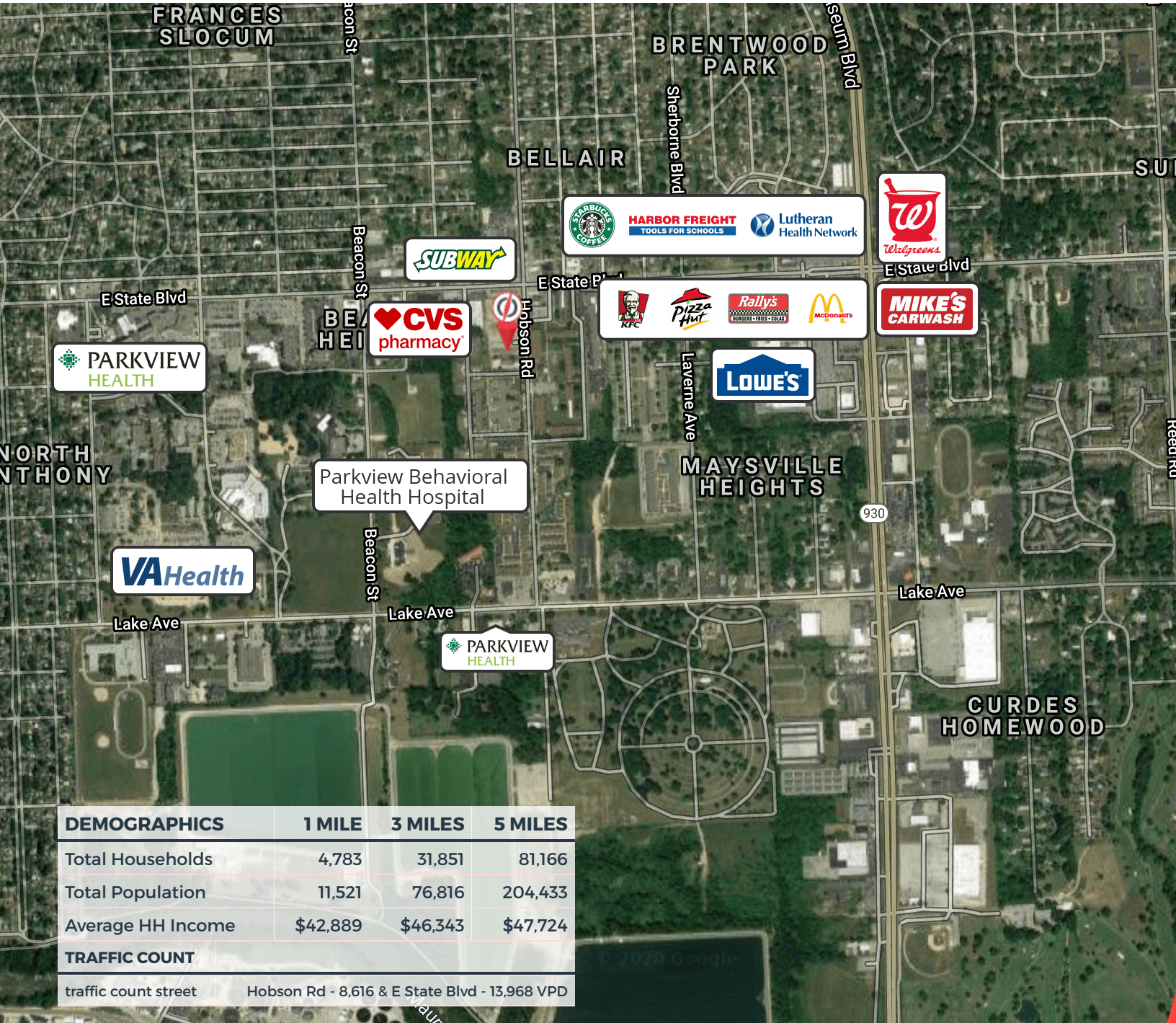
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RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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PROPERTY DETAILS

SALE PRICE **\$249,000**
LEASE RATE **\$7.00 /SF (NNN)**

LOCATION INFORMATION

Street Address 2021 Hobson Rd
City, State, Zip Fort Wayne, IN 46805
County/Township Allen
Cross Streets E State Blvd & N Heritage Park Ln
Side Of Street West

BUILDING INFORMATION

Building Size 3,007 SF
Sale Price / SF \$82.81
Year Built 1985
Year Renovated 2017
Building Class B
Parking 20+ Spaces
Tenancy Single
Gross Leasable Area 3,007 SF

PROPERTY DETAILS

Property Type Office
Property Subtype Medical
Zoning RP with Variance
Lot Size 0.586 Acres
APN# 02-08-31-427-021.000-072
Lot Frontage 87
Lot Depth 289
Corner Property Yes
Traffic Count Street Hobson Rd - 8,616 VPD
E State Blvd - 13,968 VPD