

6,600 SF BUILDING ONE MILE EAST OF DOWNTOWN



1417 N. Anthony Blvd., Fort Wayne, IN 46805

- Square footage includes finished basement
- Close to Lakeside Park
- On-site parking
- Ideal for growing start-up or non-profit
- Sale price: \$280,000 (\$42.42/sf)



FLETCHER MOPPERT
Broker Associate
fmoppert@zacherco.com
260.422.8474

ZACH MEYER
Broker Associate
zmeyer@zacherco.com
260.422.8474

PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	1417 N. Anthony Blvd.
City, State, Zip	Fort Wayne, IN 46805
County/Township	Allen/Wayne
City Limits	Inside
Zoning	C2/Limited Commercial
Total Building Size	6,600 SF
Site Acreage	0.20 Acre

PRICE/AVAILABILITY

Sale Price	\$280,000.00
Sale Price/SF	\$42.42
Availability	Immediately

BUILDING DATA

Date of Construction	1960
Building Type	Office
Type of Construction	Wood Frame/Brick Exterior
Number of Stories	3
Restrooms	5
ADA Accessible	No
Heat	Central
Air Conditioning	Central

PROPERTY TAXES

Parcel Number 1	02-12-01-228-017.000-074
Parcel Number 2	02-12-01-228-018.000-074
Assessment: Land	\$30,400
Improvement	\$120,800
Total Assessment	\$151,200
Annual Taxes	\$4,804.54 (\$0.73/sf)
Tax Year	2019 payable 2020

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

POPULATION DEMOGRAPHICS

1 Mile	10,827
3 Miles	90,861
5 Miles	208,307

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	20 +/-
Major Road Nearest Site	N. Anthony Blvd.



FLETCHER MOPPERT
Broker Associate
fmoppert@zacherco.com
260.422.8474

ZACH MEYER
Broker Associate
zmeyer@zacherco.com
260.422.8474

ADDITIONAL PHOTOS



AERIAL MAP



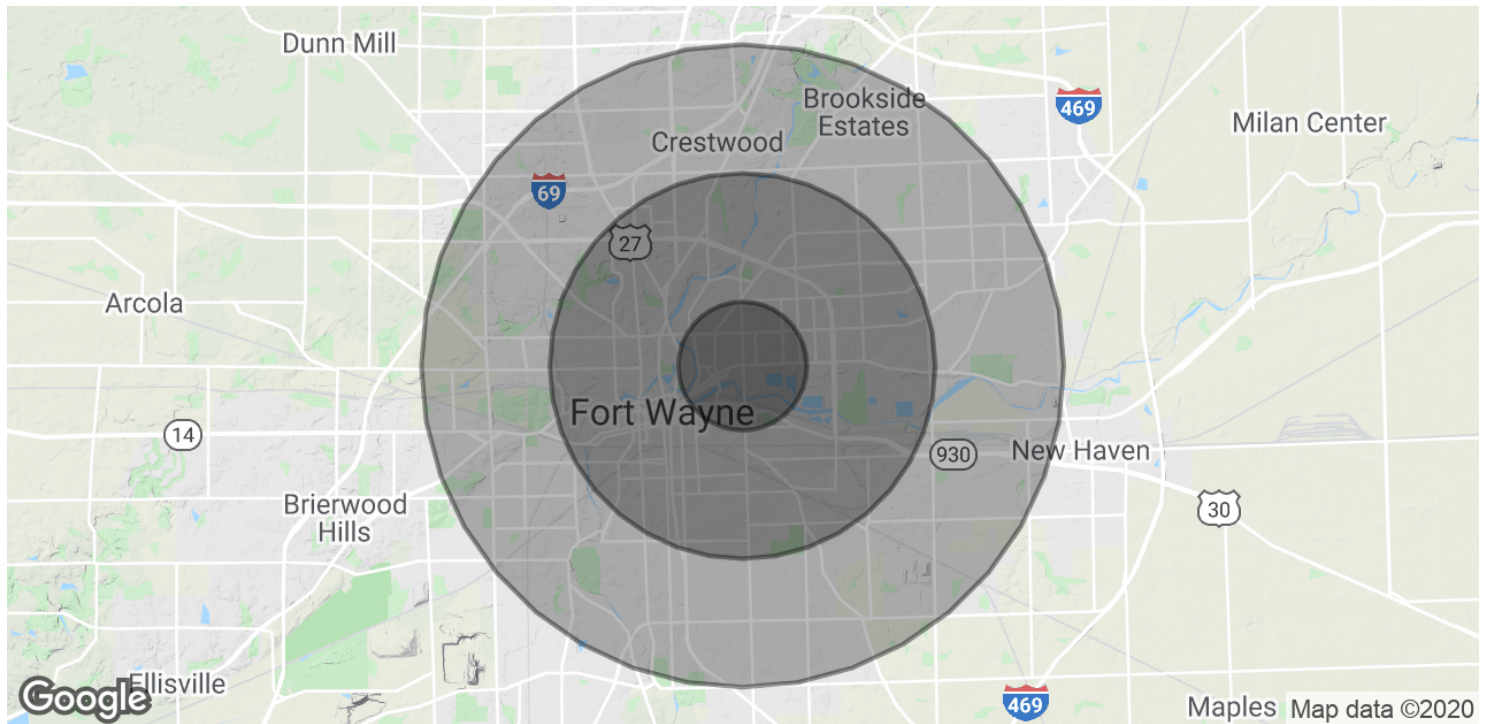
LOCATION MAPS



FLETCHER MOPPERT
Broker Associate
fmoppert@zacherco.com
260.422.8474

ZACH MEYER
Broker Associate
zmeyer@zacherco.com
260.422.8474

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,827	90,861	208,307
Average age	33.9	31.0	33.0
Average age (Male)	33.5	29.9	31.4
Average age (Female)	34.9	32.1	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,550	36,882	83,009
# of persons per HH	2.4	2.5	2.5
Average HH income	\$45,851	\$40,288	\$45,901
Average house value	\$97,849	\$85,801	\$95,084

* Demographic data derived from 2010 US Census