



AVAILABLE FOR SALE

PRIME COLDWATER RD LAND

COLDWATER ROAD FORT
WAYNE, IN 46825

DENNIS CALLISON

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9601 Coldwater Road

Fort Wayne, IN 46825

A MIKE THOMAS AFFILIATE

AVAILABLE 5.45 ACRES
SALE PRICE \$680,000

PROPERTY HIGHLIGHTS

- Highly visible location along Coldwater Rd, directly across from the new Junior Achievement Campus.
- 1.5 Miles from I-69 and Coldwater interchange, and 2 miles from I-69 & Dupont Rd interchange.
- Zoned C-1, great location for medical office, financial service business or Salon/Spa.
- Utilities adjacent to site.
- 23,400 Vehicles Per Day.
- Divisible lot (see broker for details)



PRIME COLDWATER RD LAND

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

DEVELOPMENT READY

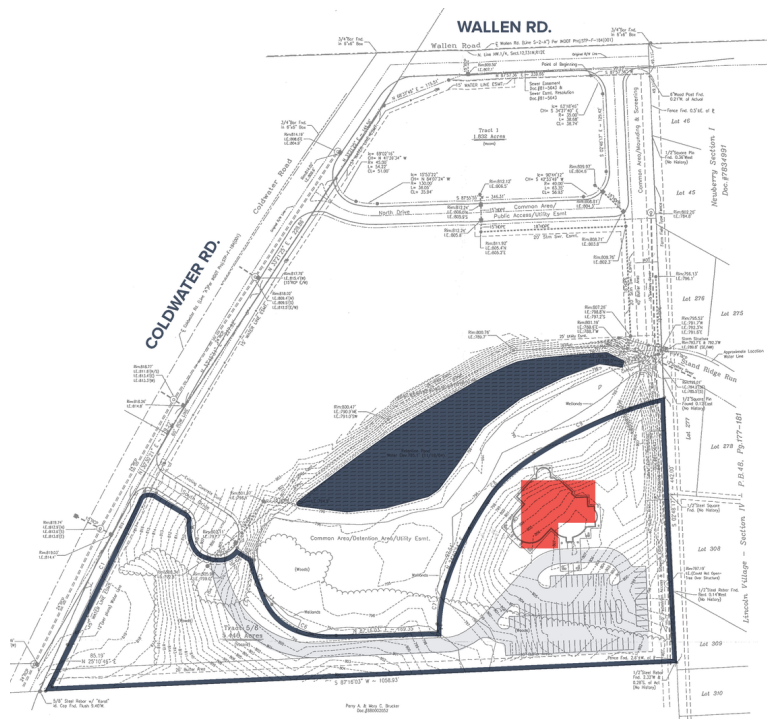
Available Utilities

Water / Sewer - City of Fort Wayne

Electrical - AEP

Gas - NIPSCO

Communications available



OFFERING SUMMARY

Sale Price: \$680,000

Lot Size: 5.45 Acres

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PRIME COLDWATER RD LAND

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RETAILER MAP



Map data © 2019 Imagery © 2019, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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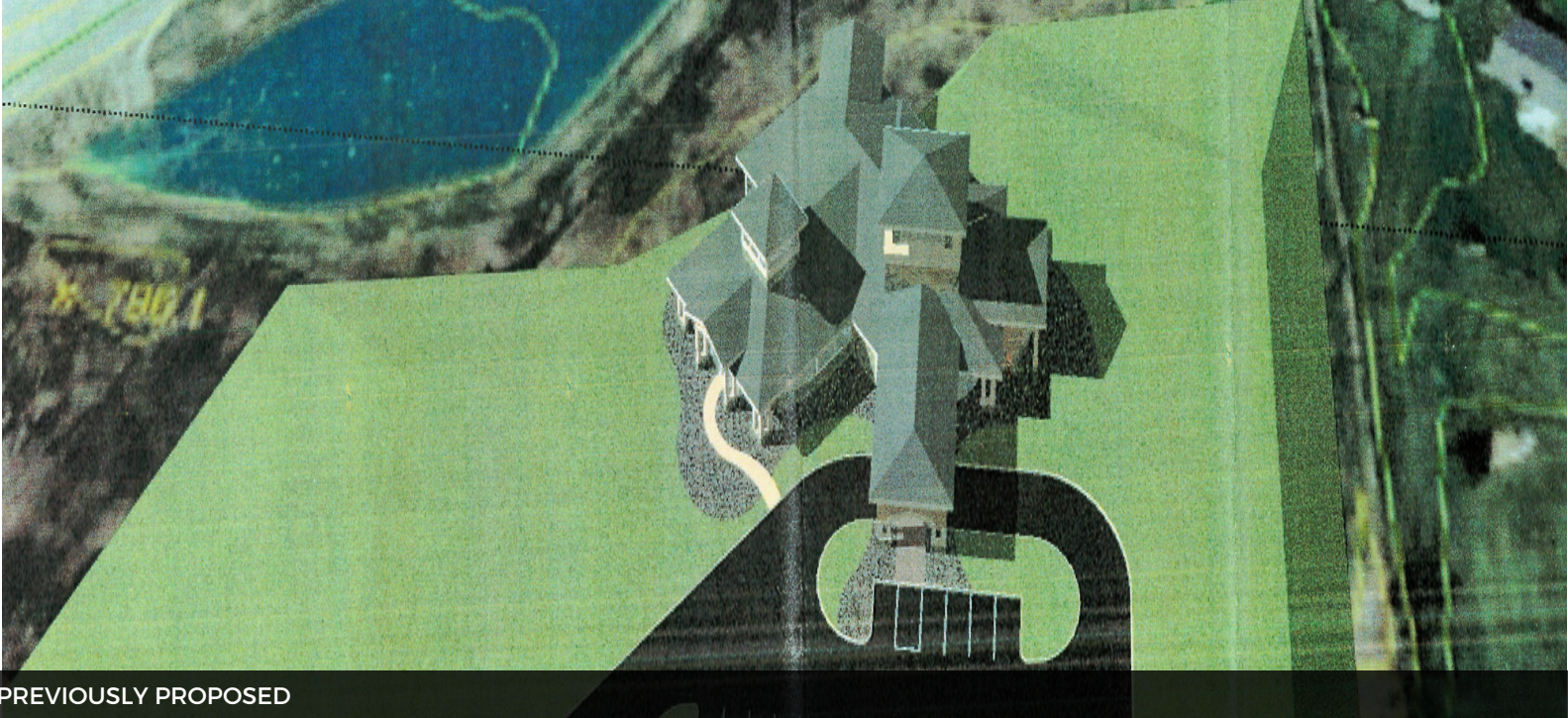
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ADDITIONAL PHOTOS



PREVIOUSLY PROPOSED



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PROPERTY DETAILS

SALE PRICE **\$680,000**
AVAILABLE **5.45 ACRES**

LOCATION INFORMATION

Building Name	Prime Coldwater Rd Land
Street Address	Coldwater Road (south of Wallen Rd)
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington

PROPERTY DETAILS

Property Type	Land
Property Subtype	Office
Zoning	C1
Lot Size	5.45 Acres
APN#	02-07-12-102-002.002-073
Annual Taxes	\$17,505.94
Lot Frontage	375
Lot Depth	1,059
Traffic Count	23,400

UTILITIES ADJACENT TO SITE

Providers	Electric - AEP
	Gas - NIPSCO
	Water/Sewer - City of Fort Wayne

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