

SHERWIN WILLIAMS MULTI-TENANT INVESTMENT

3427 N. CLINTON, FORT WAYNE, IN 46805



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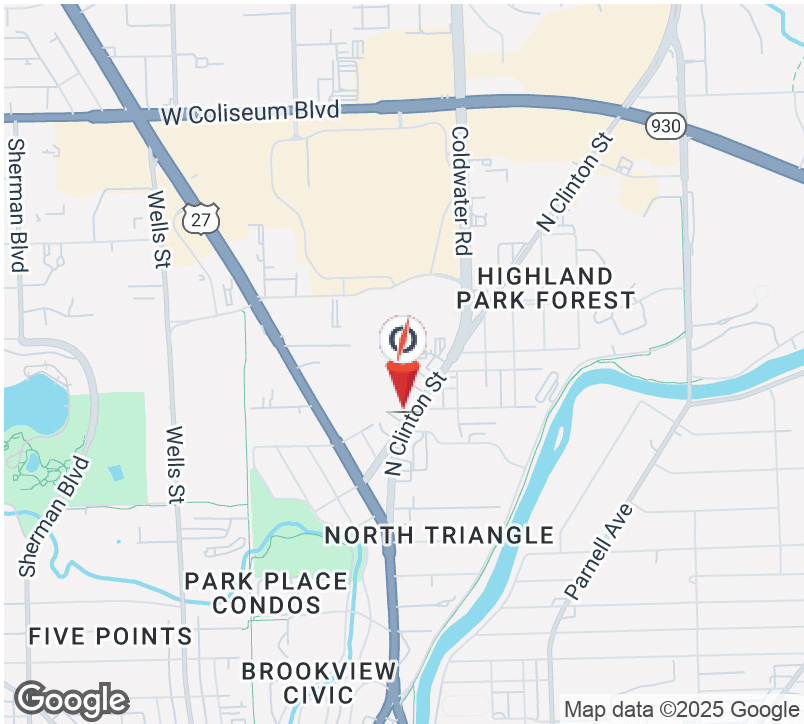
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	36,533 SF
Lot Size:	3.58 Acres
Number of Units:	5
Price / SF:	\$109.49
Cap Rate:	7.5%
NOI:	\$299,295
Year Built:	1956
Zoning:	C3 & I1
Market:	North Downtown/Central Industrial

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Fort Wayne, IN. This impressive property boasts a 36,533 square foot building with 5 units, ideal for industrial or office showroom use. Built in 1956, it is thoughtfully zoned for both C3 and I1, catering to a range of business needs. Strategically positioned in the industrial area, this property offers 100% occupancy, providing immediate income potential for savvy investors. With its solid infrastructure and desirable features, this property presents a compelling proposition for those seeking a lucrative addition to their commercial real estate portfolio in the bustling Fort Wayne market.

PROPERTY HIGHLIGHTS

- Excellent central location just North of downtown
- Investment opportunity - 100% occupied with 2 national credit tenants as anchors
- Full access to Clinton St. and close proximity to Lima Rd.
- Upside potential with lease structures and below market rents

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PROPERTY PHOTOS



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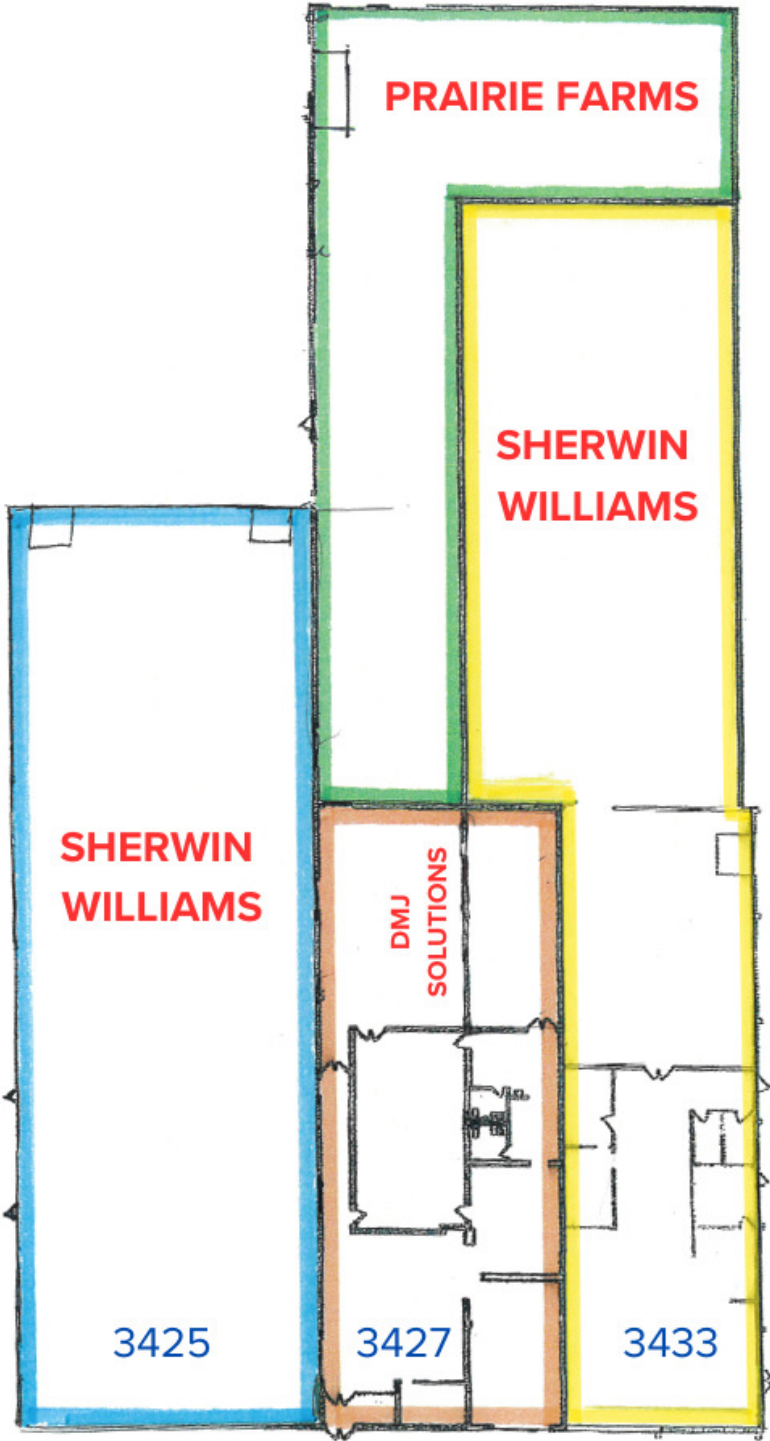
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FLOOR PLAN

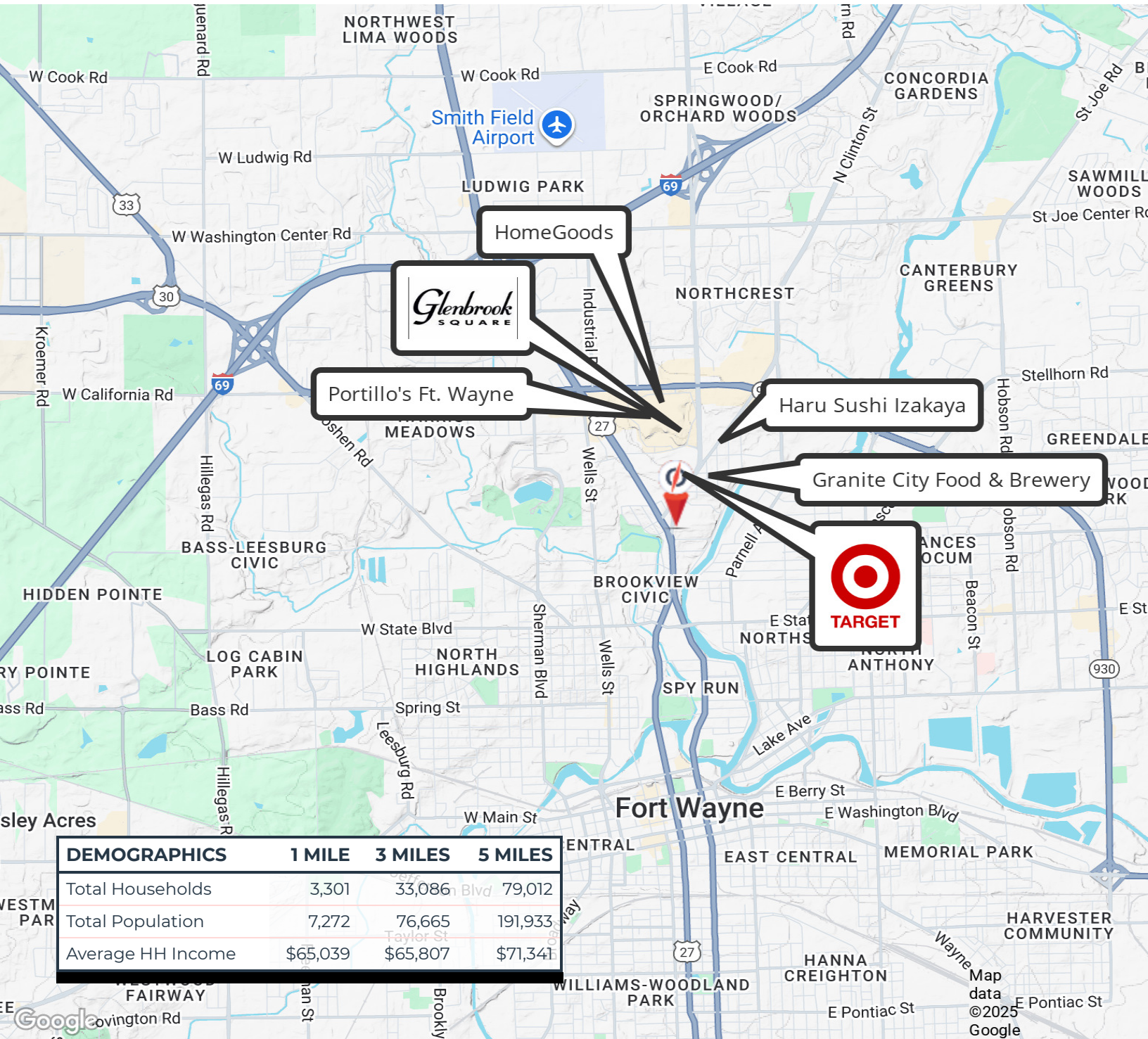


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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE

\$4,000,000

LOCATION INFORMATION

Building Name

Sherwin Williams Multi-Tenant Investment

Street Address

3427 N. Clinton

City, State, Zip

Fort Wayne, IN 46805

County/Township

Allen/Washington

Market

North Downtown/Central Industrial

Cross Streets

North Clinton St. at Lima Rd. Split

BUILDING INFORMATION

Building Size

36,533 SF

NOI

\$299,295

Cap Rate

7.5%

Price / SF

\$109.49

Year Built

1956

Occupancy %

100%

Tenancy

Multiple

Construction Status

Existing

Framing

Steel Frame Metal

Condition

Good

Number Of Buildings

1

PROPERTY DETAILS

Property Type

Industrial

Property Subtype

Office Showroom

Zoning

C3 & I1

Lot Size

3.58 Acres

APN#

02-07-26-427-016.000-073

Lot Frontage

275

Lot Depth

450

PARKING & TRANSPORTATION

Parking Type

Surface

UTILITIES & AMENITIES