

**Wells Street Retail**

1641 - 1645 Wells Street

Fort Wayne, IN 46808

**Wells Street Corridor Retail Space For Sale**

Located in the heart of the highly sought-after Wells Street Corridor, this newly-renovated multi-use building presents a compelling investment opportunity. The ground floor, spanning addresses 1643-1645, is fully leased to a photography studio and an espresso machine repair. On the second floor, 1641 Wells Street offers a spacious 2,087 SF apartment in dark shell condition, providing a blank canvas for custom residential or office build-out. Heating is supplied by a boiler system, with cooling via a window AC unit.

**Property Highlights**

- ▶ Recently renovated
  - ▷ New storefront windows
  - ▷ Updated façade
  - ▷ Recently built-out retail units
- ▶ Near recently announced \$500 million development, North River Development
- ▶ **FOR SALE: \$475,000**
- ▶ Ground floor fully leased

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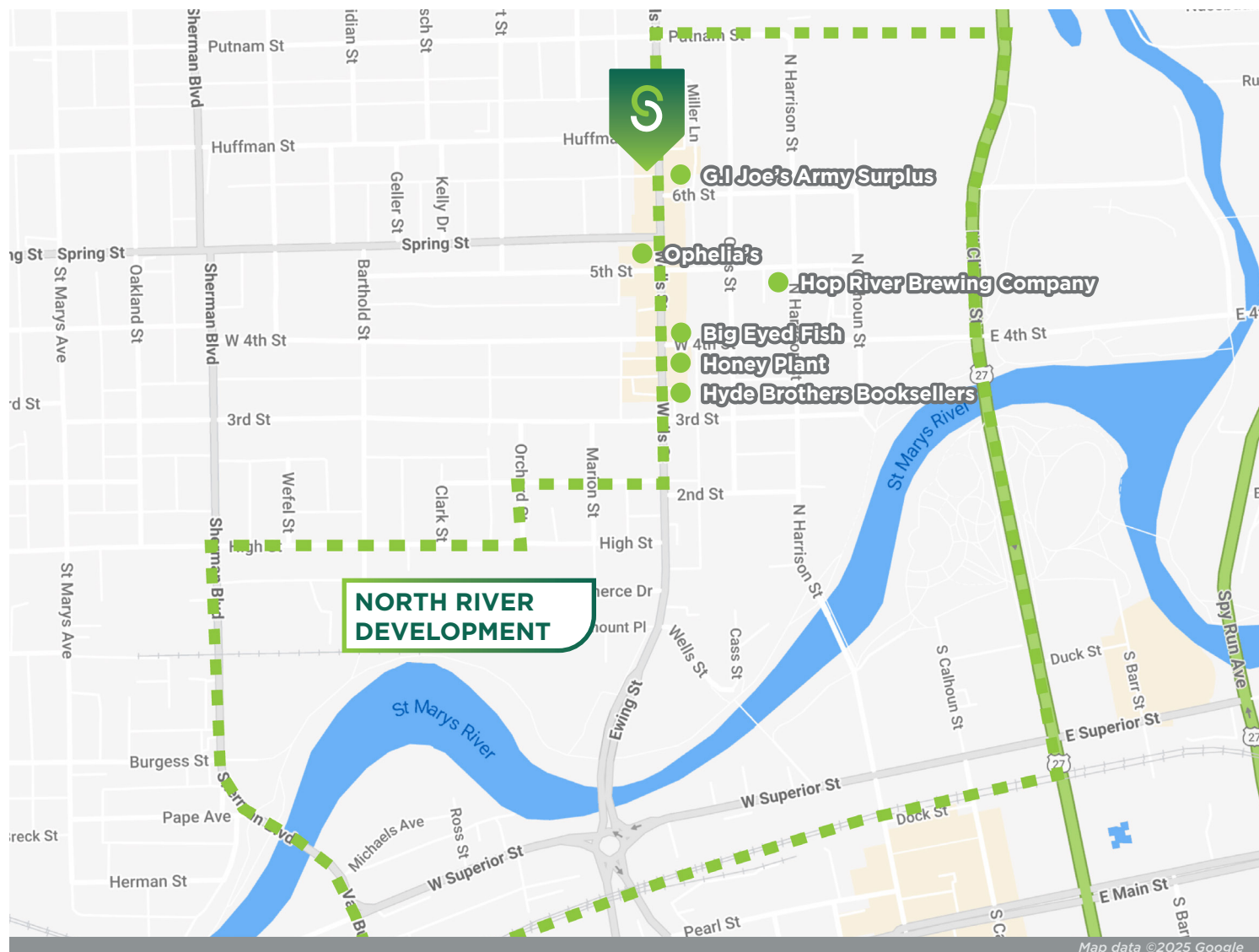
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## Excellent Location

The Wells Street Corridor is a vibrant area known for its good mix of local businesses, residential spaces, and industrial zones. Close to downtown, it boasts a diverse demographic and serves as a hub for many small businesses, art galleries, and eateries.

The area is easily accessible with traffic counts of over 15,000 vehicles per day, and it's near the University of Saint Francis and Fort Wayne Children's Zoo. The corridor continues to see immense growth, making it an essential part of Fort Wayne's economic and cultural landscape.

The available property is just outside the boundary of the recently announced North River Development, a \$500 million project featuring the North River Fieldhouse.

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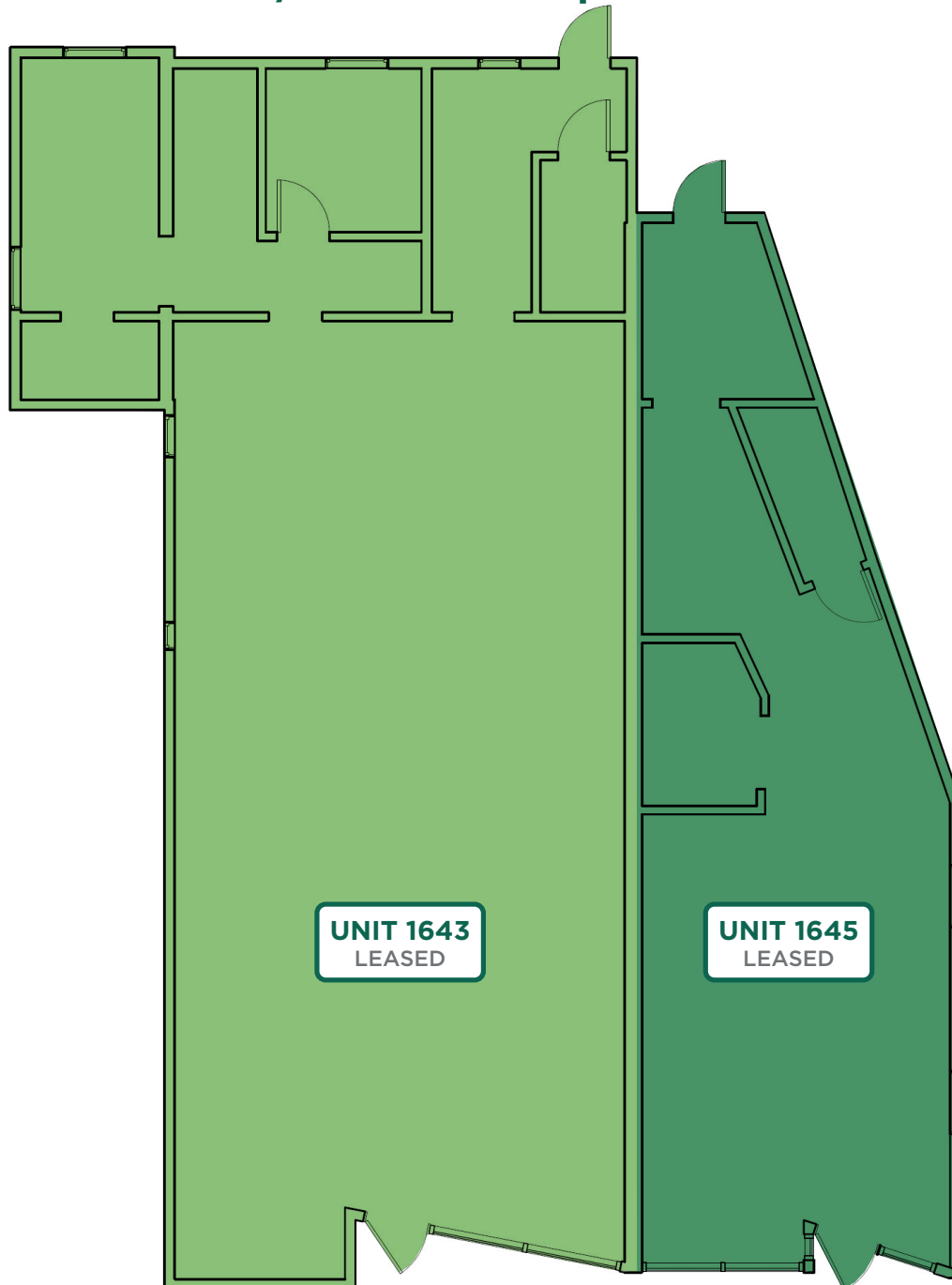
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**Ground Floor - Retail/Commercial Space**

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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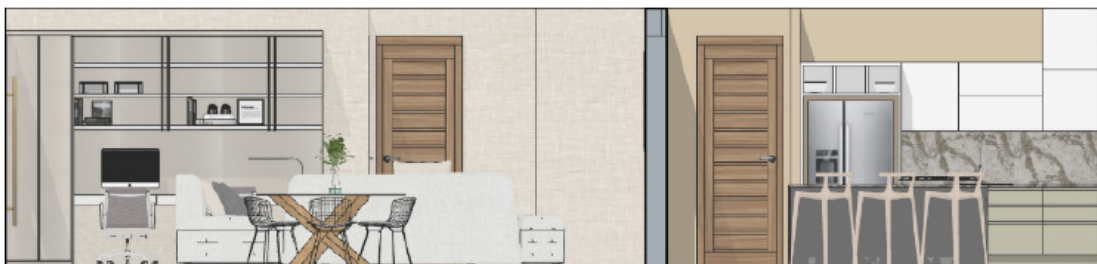


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### 2nd Floor - Proposed Apartment



Disclaimer: The above rendering is a conceptual floorplan provided for illustrative purposes only and may not reflect the final layout or dimensions of the space.

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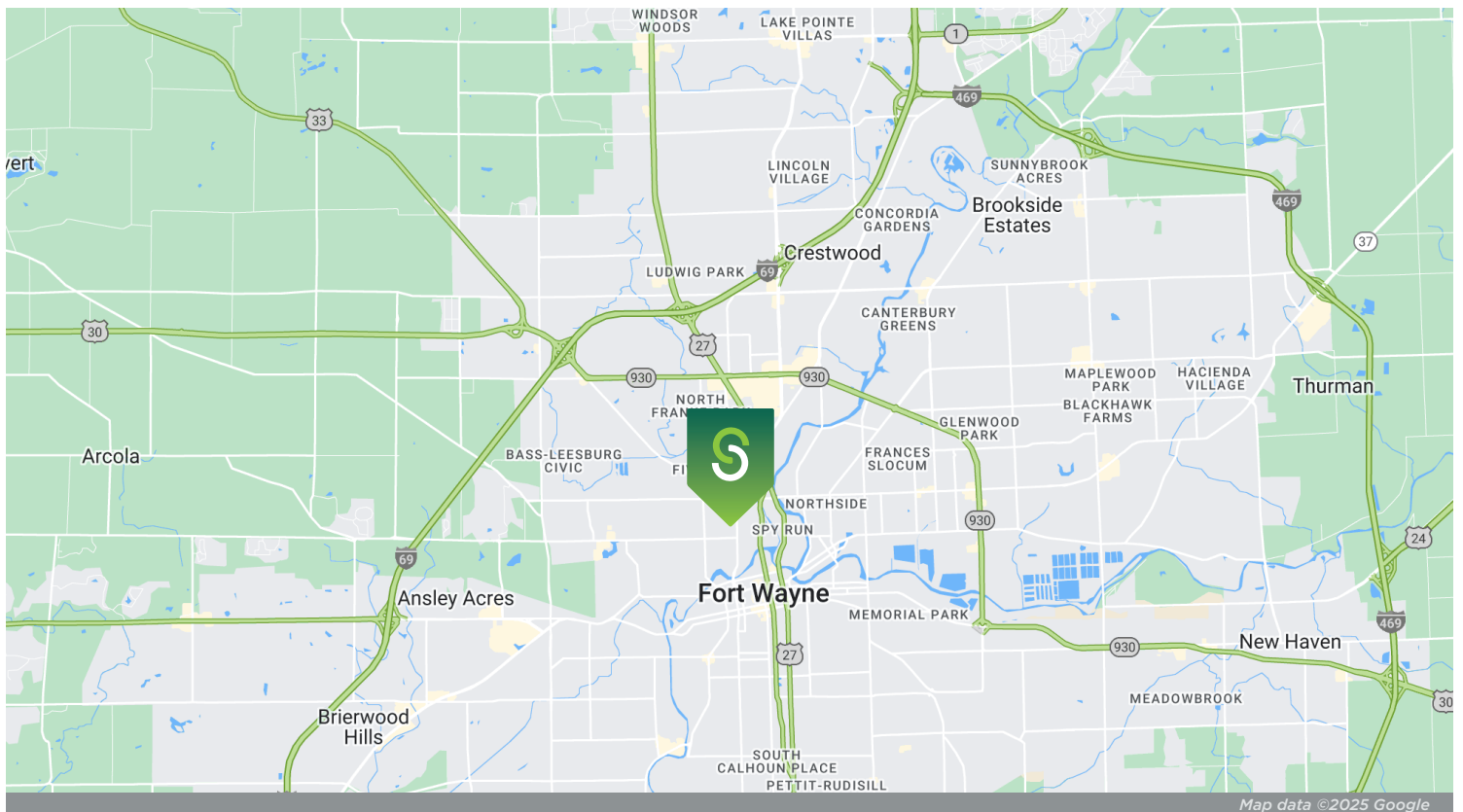
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### PROPERTY INFORMATION

Address	1641 - 1645 Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-07-35-38-021.000-074
2024 Tax/Payable 2025	\$2,618.94



### SALE INFORMATION

Price	\$475,000
Terms	Cash at close

### UTILITIES

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

### SITE DATA

Site Acreage	0.10 AC	Interstate	I-69, 4 miles
Zoning	UC	Flood Zone	None
Parking	Rear/Street	Parking Ct	6 spaces

### RESPONSIBLE PARTIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Tenant
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Office/Retail/Commercial
Year Built	1900
# of Stories	1
Construction Type	Wood frame/brick wrap
Heating	Split system
A/C	Split system
Sprinkler	No
Signage	Storefront, window

### ADDITIONAL INFORMATION

- Floor covering allowance available
- High ceilings
- Façade grant
- Ground floor fully leased
- Near \$1.5 billion development project
- 2nd floor apartment

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

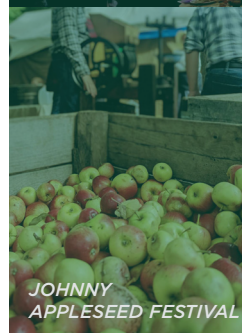
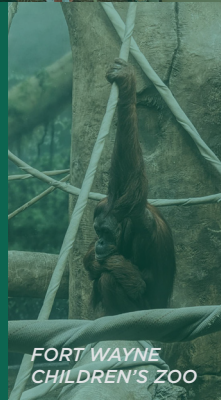
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.





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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.