



FOR **SALE** RETAIL  
PROPERTY



4030 Coldwater Road  
Fort Wayne, IN 46805

# Stand-Alone Retail/Restaurant For Sale

## About The Property

- 5,515 SF footprint with 1,750 SF basement on 0.78 Acre
- Prime location for retail use and potential future redevelopment
- Directly across the street from Glenbrook Mall
- Ideal access and visibility along highly trafficked retail corridor
- 16,755 VPD along Coldwater Rd.
- Drive-thru potential
- Digital pylon signage available
- Sale Price: \$1,200,000
- Additional "turnkey" price with business, equipment & licenses included: \$275,000



**the**  
**Zacher**  
company

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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# PROPERTY INFORMATION

## STAND-ALONE RETAIL/RESTAURANT FOR SALE

### BUILDING LOCATION/SIZE/ZONING

Street Address	4030 Coldwater Road
City, State, Zip	Fort Wayne, IN 46805
Total Building Size	7,118 SF
Site Acreage	0.78 Acre
Zoning	I1/Limited Industrial
Use	Legal, Non-conforming

### BUILDING DATA

Date of Construction	1930
Basement	1,750 SF
Heat	Gas- 4,410 SF
Air Conditioning	4,410 SF
HVAC	3 (Rooftop, Attic & Basement)
Fire Alarm	In place
Security Cameras	40 Included
Restrooms	3
Parking Lot	Asphalt - 21,638 SF
	49
Pylon Signage	Included
Power	800 Amp, 3 Phase

### POPULATION DEMOGRAPHICS

1 Mile	6,457
3 Miles	75,353
5 Miles	170,359

### UTILITIES

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

### PRICE/AVAILABILITY

Sale Price	\$1,200,000.00
Sale Price/SF	\$168.59

### PROPERTY TAXES

Parcel Number	02-07-25-151-002.000-073
Assessment: Land	\$285,700
Improvements	\$152,000
Total Assessment	\$437,700
Annual Taxes	\$11,307.52 (\$1.59/SF)
Tax Year	2024 Payable 2025

### BUILDING AMENITIES

Cigar lounge with roll up door and handicap accessibility  
Washer & dryer hookup  
New roof 2015  
Sealed parking lot 2016  
Walk-in cooler

### TURNKEY OFFERING

Fixtures, equipment and inventory available  
Liquor license with gaming, catering, and carry-out available  
"Toast" POS system for kitchen and bar operation with 3 terminals and 3 wireless units  
High resolution video 10mm Watchfire monument sign  
Complete 8 tap Micromatic draught beer & glycol system  
On site ATM & Nevada Gold pull tab machines (2)  
NASA searchlights (2)  
Honeywell monitored security & newly installed fire alarm system



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# ADDITIONAL PHOTOS

## STAND-ALONE RETAIL/RESTAURANT FOR SALE



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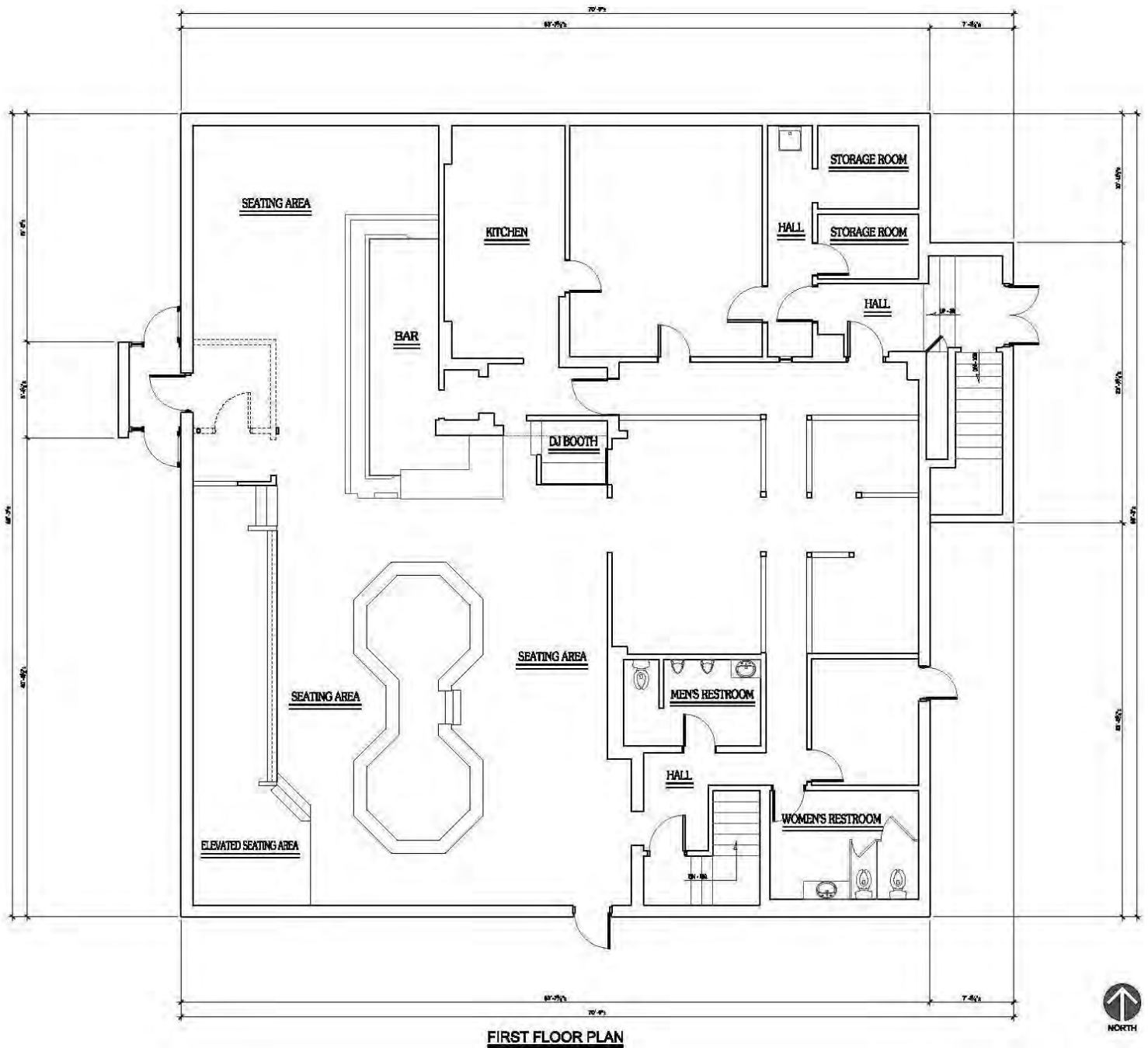
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# FLOOR PLAN

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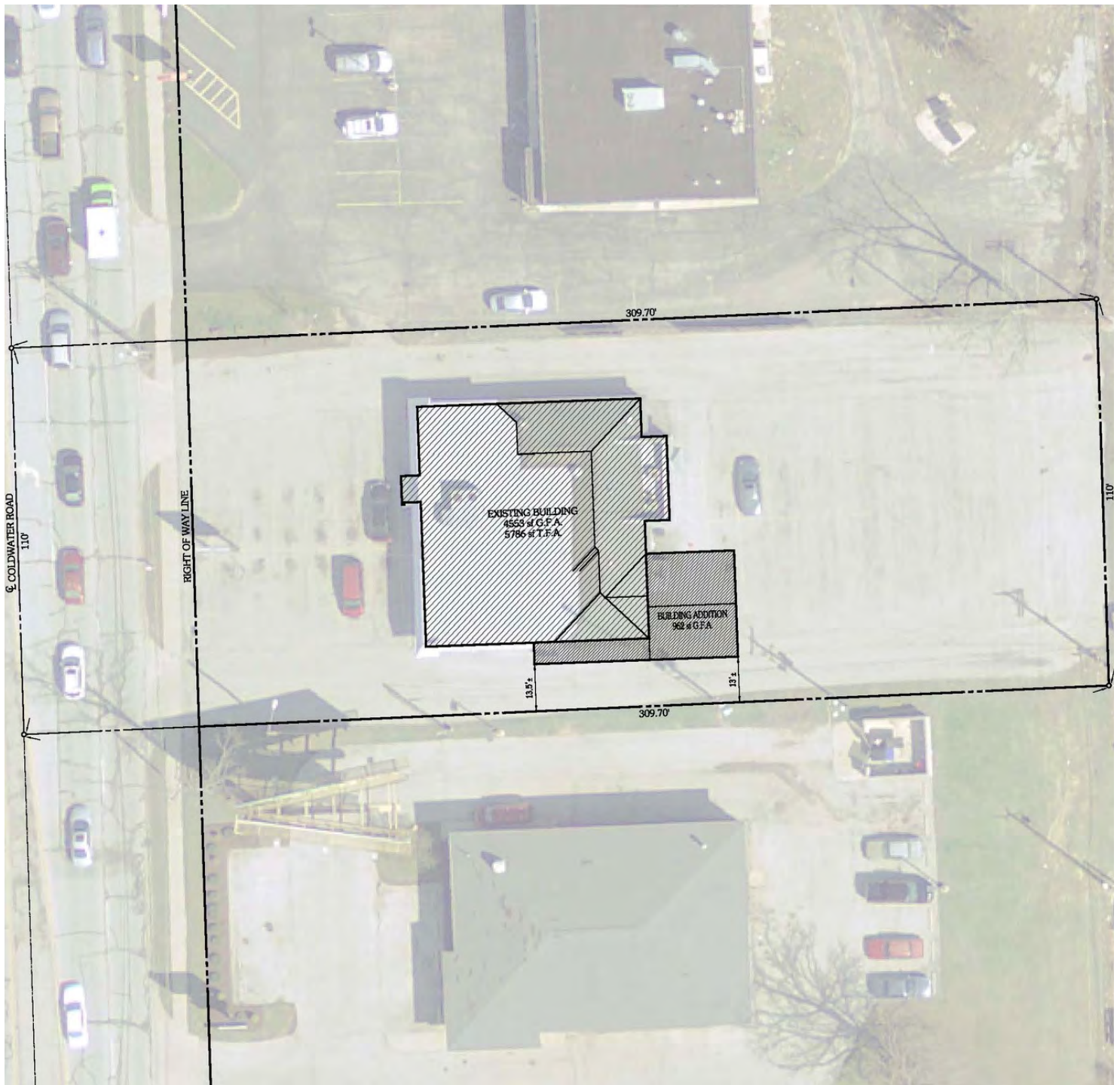


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# AERIAL VIEW

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# RETAILER MAP

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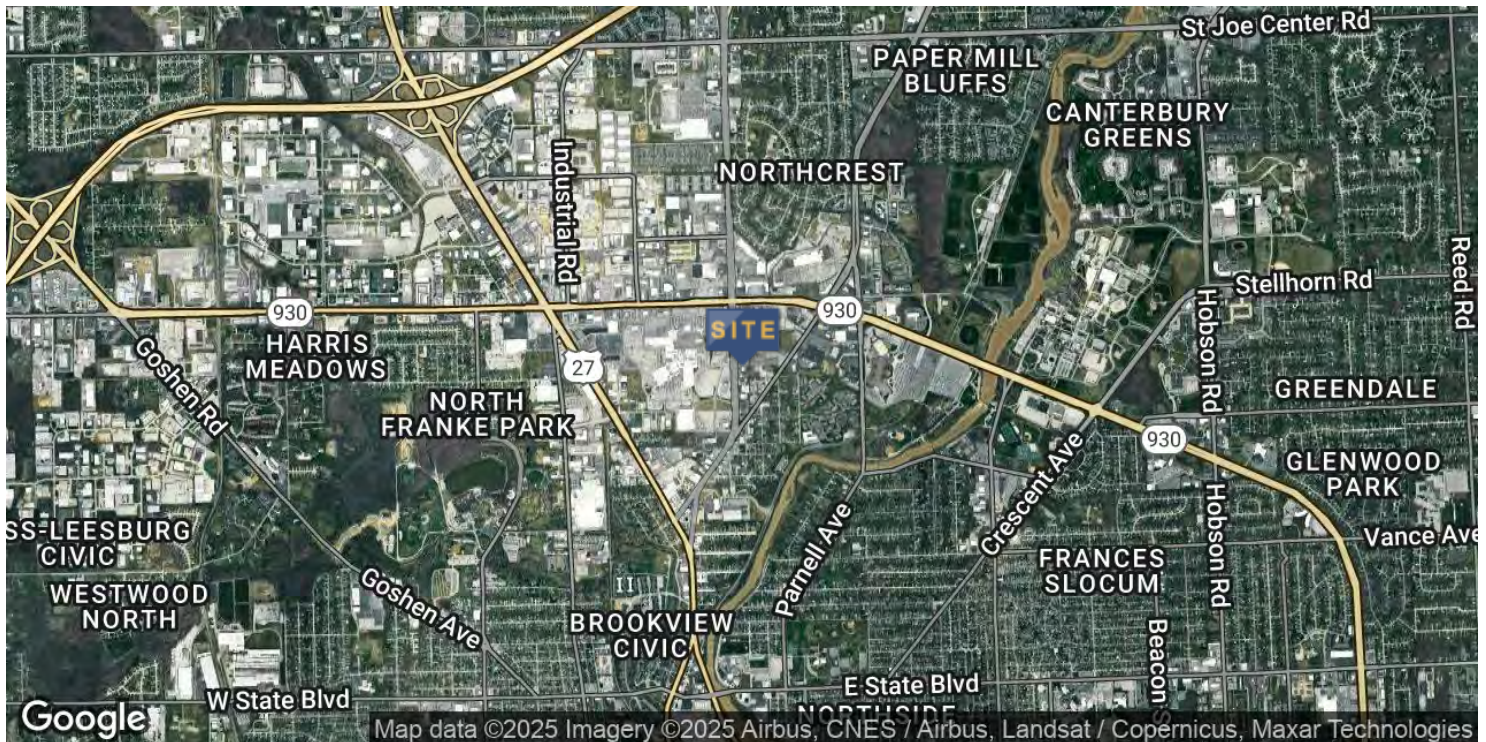
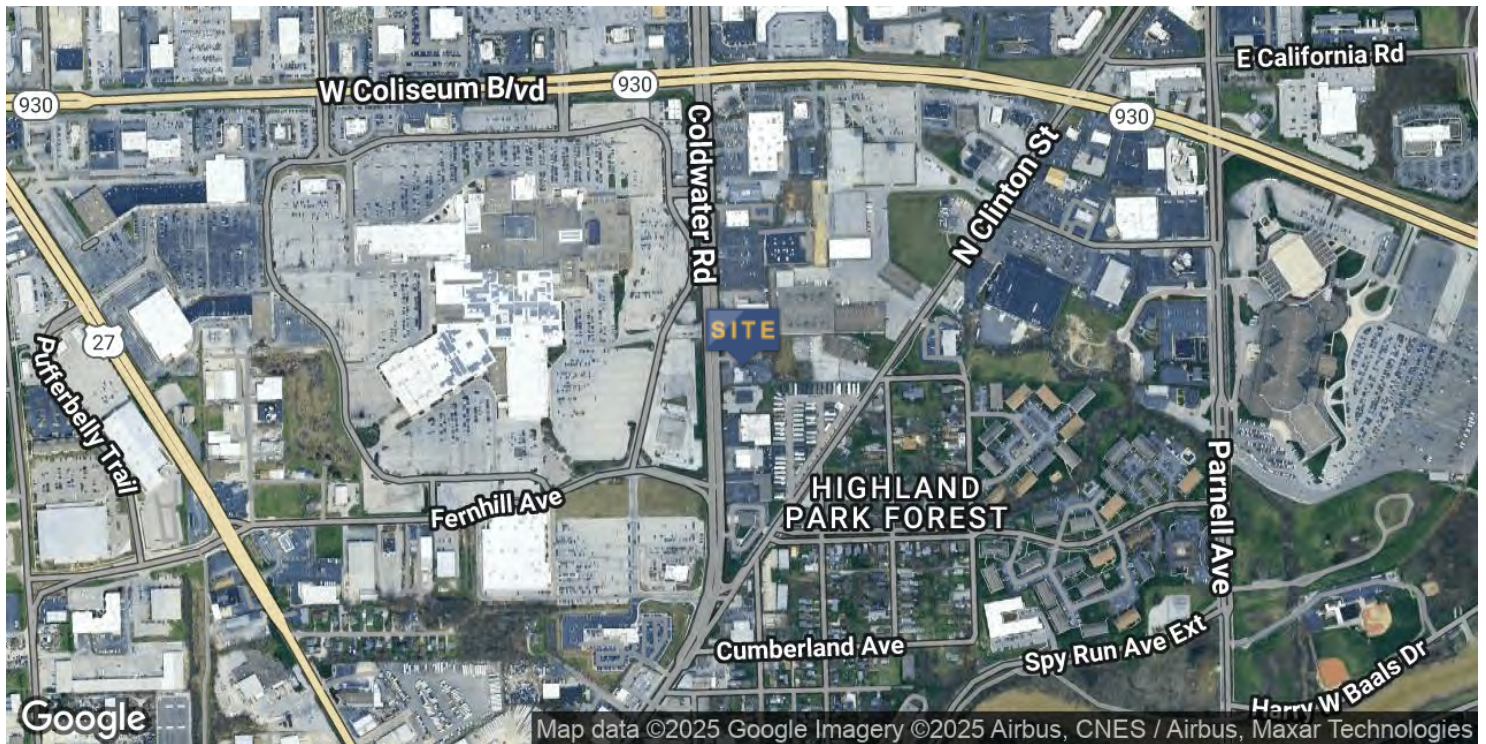


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# LOCATION MAP

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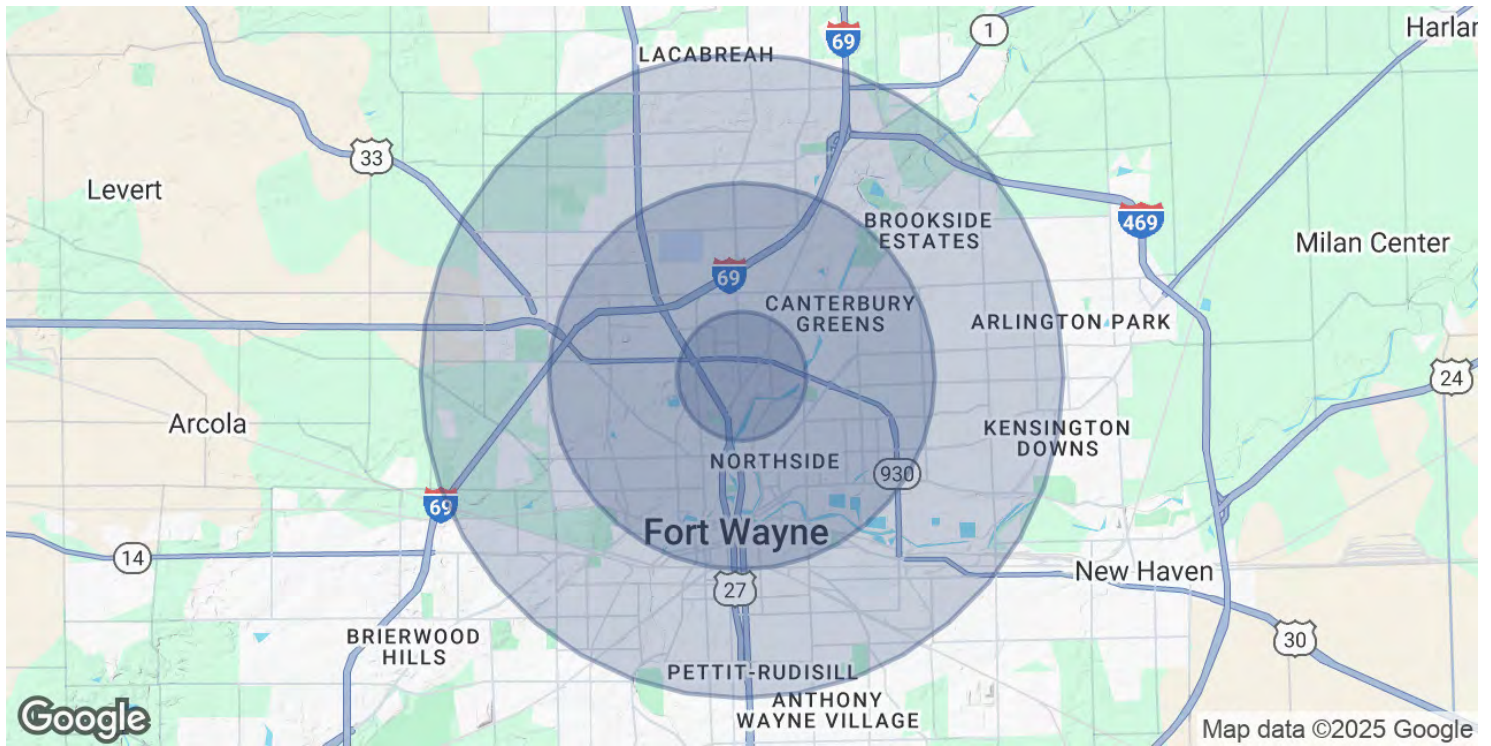


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# DEMOGRAPHICS MAP & REPORT

## STAND-ALONE RETAIL/RESTAURANT FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,457	75,353	170,359
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,928	32,701	71,280
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$63,992	\$68,191	\$73,075
Average House Value	\$131,162	\$160,599	\$172,862

Demographics data derived from AlphaMap



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