



Angola Freestanding Office

511 North Wayne Street

Angola, IN 46703



Freestanding Office For Sale or Lease in Angola

This 2,156 SF freestanding office space is a turnkey property ready for your business. It is located just north of Angola's main commercial corridor, and also not far from locally-known city center, The Mound. With high visibility and good access, you'll be able to attract and retain clients easily.

The building is available immediately. This property provides a great foundation to grow your business in the thriving market of Angola, and can easily expand to include the tri-state area.

Property Highlights

- ▶ Excellent location on North Wayne Street
- ▶ Traffic counts exceeding 17,000 VPD
- ▶ 3 miles from I-69
- ▶ **FOR SALE: \$450,000**
- ▶ High visibility
- ▶ **FOR LEASE: \$14.00/SF/Yr NNN**

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

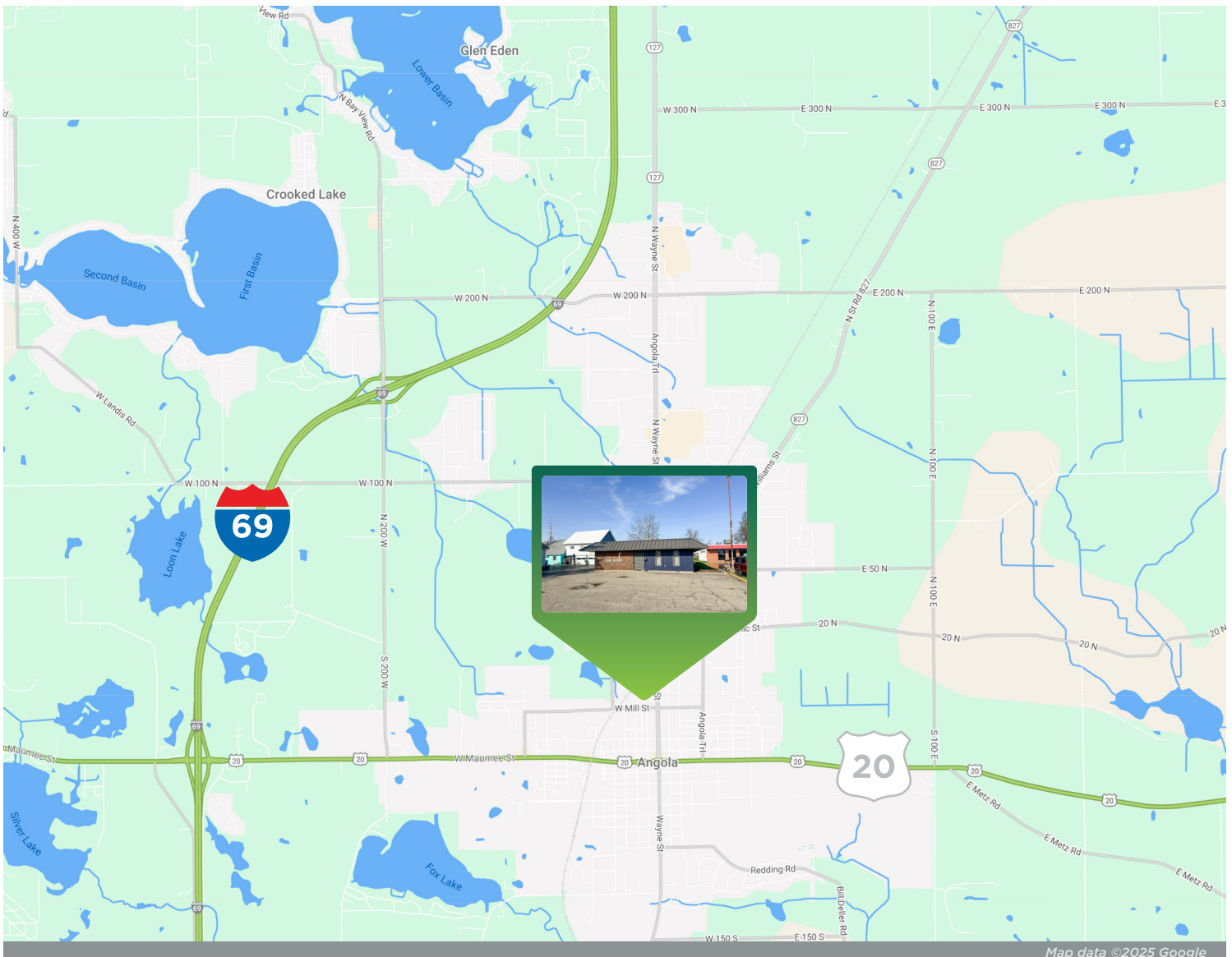
PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Angola Freestanding Office

511 North Wayne Street
Angola, IN 46703



Excellent Location

The property is located right on North Wayne Street/SR 127 in Angola, just north of the area's main commercial corridor. It is also located just a few miles east of I-69, the area's main interstate highway that provides access to Michigan northbound and Fort Wayne southbound.

Angola's central location within Steuben County and its proximity to major thoroughfares provides a great advantage to business owners.

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

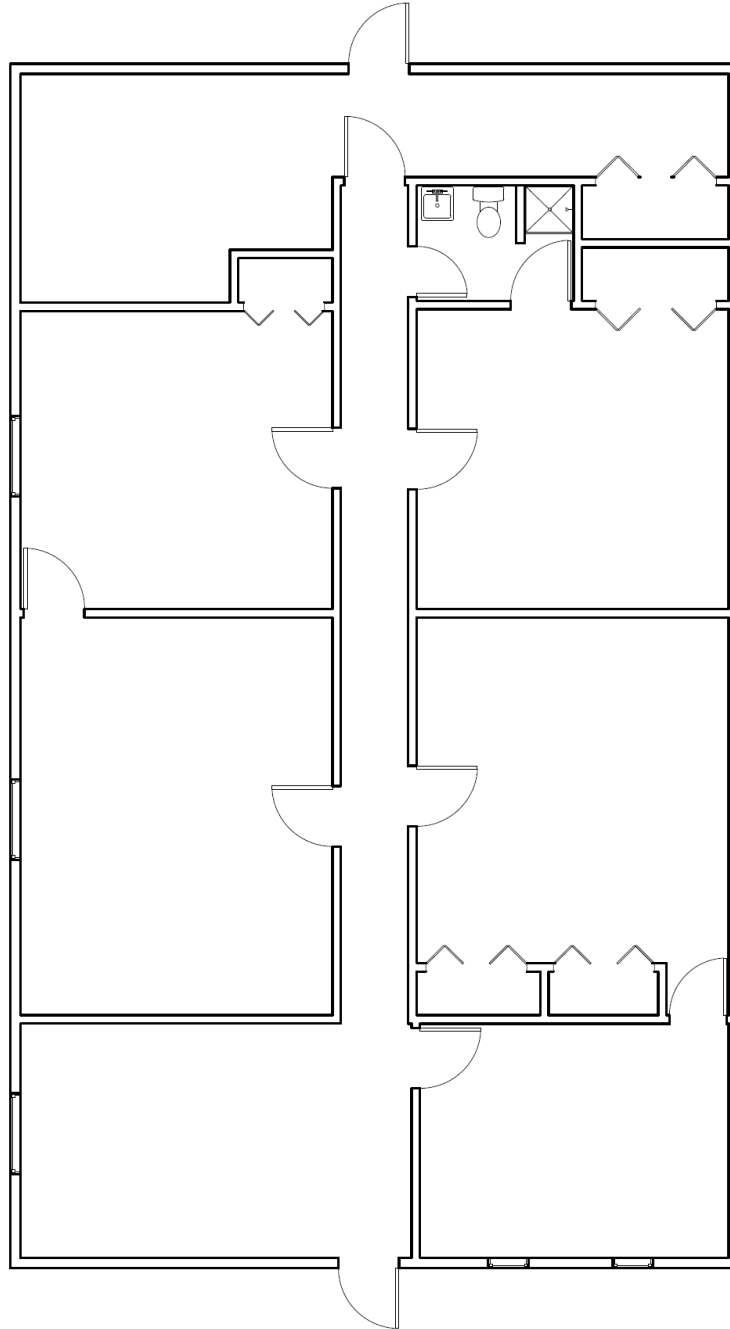


Angola Freestanding Office

511 North Wayne Street

Angola, IN 46703

Available - 2,156 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.

IAN SMITH

Brokerage Associate

260 424 8448

ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker

260 424 8448

neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager

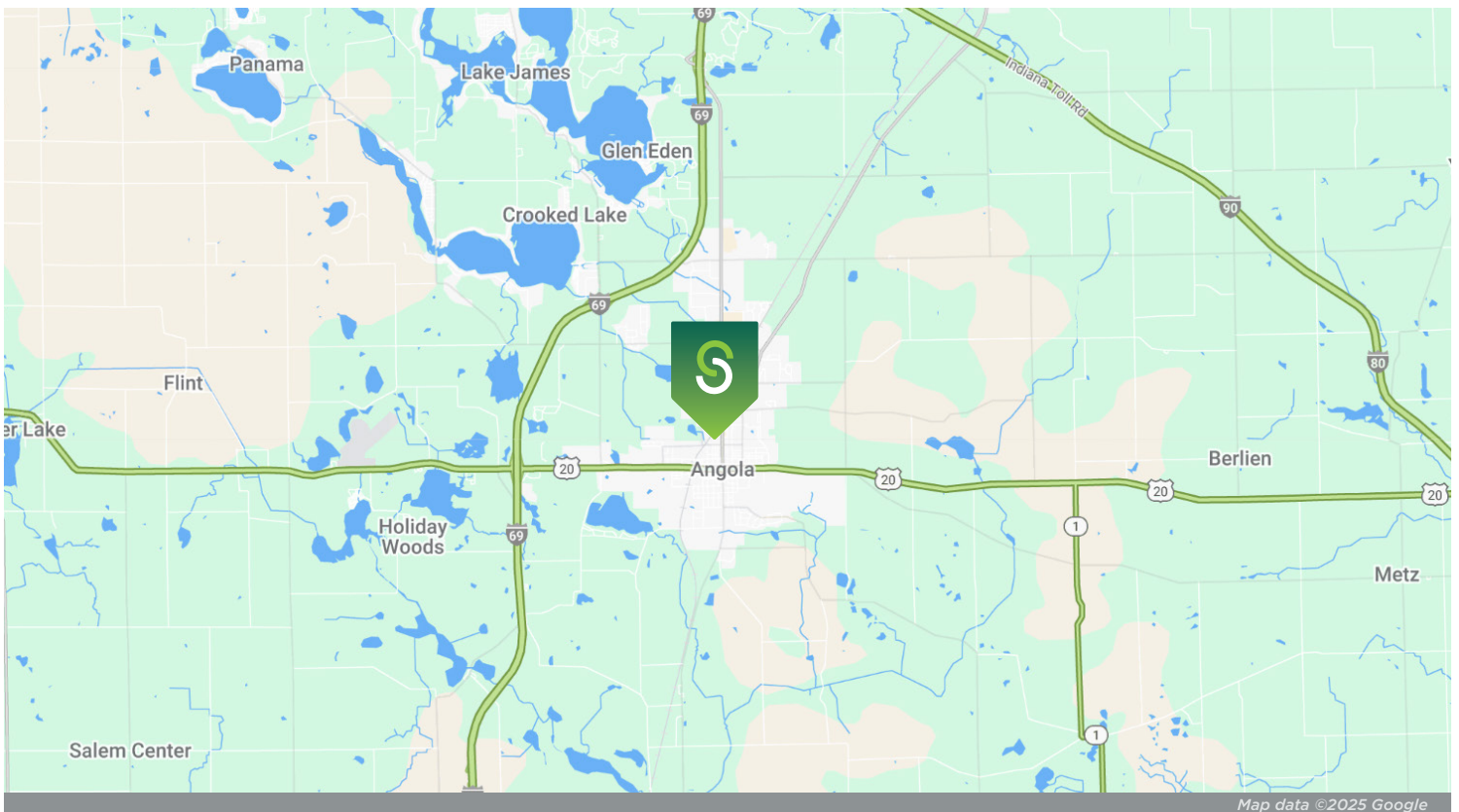
260 424 8448

philip.hagee@sturgespg.com



Angola Freestanding Office

511 North Wayne Street
Angola, IN 46703



© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Angola Freestanding Office

511 North Wayne Street
Angola, IN 46703

PROPERTY INFORMATION

Address	511 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-26-210-122.000-012
2024 Tax/Payable 2025	\$2,893.65



SALE INFORMATION

Price	\$450,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$14.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

AVAILABLE

Total Building Area	2,156 SF	
Total Available	2,156 RSF	
Available	RSF	Monthly Rate
• 511	2,156	\$2,515.33

UTILITIES

Electric Provider	NIPSCO
Water & Sewer Provider	City of Angola
High Speed Data	Frontier

SITE DATA

Site Acreage	0.25 AC	Interstate	I-69, 3 miles
Zoning	C1	Flood Zone	N/A
Parking	Surface	Parking Ct	10 spaces

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Office
Year Built	1973
# of Stories	1
Heating	Base board
A/C	Base board
Sprinkler	No
Signage	Building

ADDITIONAL INFORMATION

- Freestanding office for lease or sale
- Excellent location on North Wayne Street/SR 127

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



DOWNTOWN FORT WAYNE, INDIANA
visitfortwayne.com



AUBURN, INDIANA
visitdekalb.org

#13
Top States for
Doing Business
(CNBC, 2023)



KOKOMO, INDIANA
visitkokomo.org



WARSAW, INDIANA
visitdowntownwarsaw.com



ELKHART, INDIANA
visitelkhartcounty.com



ANGOLA, INDIANA
visitstebencounty.com

\$2B
in Capital
Investment



BLUFFTON, INDIANA
visitwellscounty.com



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

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.



Nexus Technology Partners

260 425 2096

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.



TI Source Project Management

260 483 1608

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.



Sturges Development

260 426 9800

SturgesDevelopment.com

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