

BND

COMMERCIAL

**MULTI-USE OFFICE BLDG
FOR SALE**

18,315 SF

**3901 SOUTH WAYNE AVE.
FORT WAYNE, INDIANA**



HIGHLIGHTS:

Multiple-Use Opportunities Close to Downtown Fort Wayne

Total Building Size: 18,315 SF

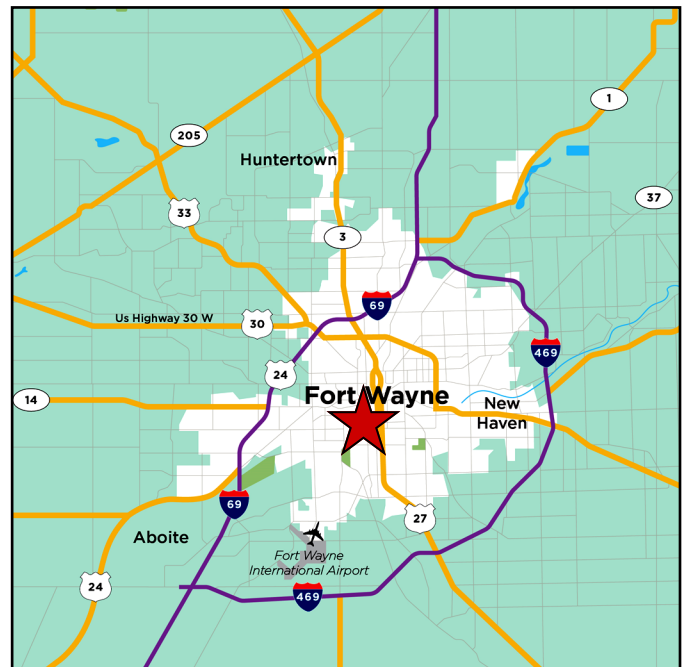
6,105 SF Each of Three Floors

Excellent Visibility with Frontage on Rudisill Blvd.

Surface Parking Lot Adjacent to Building

Easy Access to Airport

Sale Price: \$350,000



David J. Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

Dave Stemen

Direct: (260) 421-1912

Cell: (260) 403-0185

ds@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

**MULTI-USE OFFICE BLDG
FOR SALE**

18,315 SF

**3901 SOUTH WAYNE AVE.
FORT WAYNE, INDIANA**



David J. Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

Dave Stemen

Direct: (260) 421-1912

Cell: (260) 403-0185

ds@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

MULTI-USE OFFICE BLDG FOR SALE

18,315 SF
3901 SOUTH WAYNE AVE.
FORT WAYNE, INDIANA



David J. Norton

Direct: (260) 421-1906
Cell: (260) 437-9995
djn@bnd.net

Dave Stemen

Direct: (260) 421-1912
Cell: (260) 403-0185
ds@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND**COMMERCIAL****MULTI-USE OFFICE BLDG
FOR SALE****18,315 SF****3901 SOUTH WAYNE AVE.
FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-12-14-376-001.000-074
Address	3901 South Wayne Avenue
City / State / Zip	Fort Wayne / IN / 46807
Sale / Lease	Sale
Total Building Size	18,315 SF
Land Size	0.82 Acres
Zoning	R-1
Frontage	On Rudisill Blvd.
Parking	Paved Surface Parking Lot Adjacent to Building
Distance to Interstate	9.5 Miles
Distance to Airport	6 Miles

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,400	92,536	148,345
Avg. H/H Income	\$67,316	\$57,228	\$61,965

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

David J. Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

Dave Stemen

Direct: (260) 421-1912

Cell: (260) 403-0185

ds@bnd.net

1021 S. Calhoun Street | Suite One**Fort Wayne, IN 46802****(260) 407-0900 | www.bnd.net**

BND**COMMERCIAL****MULTI-USE OFFICE BLDG
FOR SALE****18,315 SF****3901 SOUTH WAYNE AVE.
FORT WAYNE, INDIANA****Building Information**

Construction Type	Concrete Block
Construction Year	1949
Number of Floors	Two Plus Basement
Roof	New
Foundation	Basement
Floor	Tile and Carpet
Lighting	Fluorescent
Heating System	Boiler
Electric	220V
Air Conditioning	Window

Sale Information

Sale Price	\$350,000.00
Terms	Cash at Closing
Annual Taxes	Currently Exempt - Religious
Tax Year / Pay Year	2022 Pay 2023

Utilities

	Company
Gas	NIPSCO
Electric	Indiana & Michigan Power
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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

David J. Norton

Direct: (260) 421-1906

Cell: (260) 437-9995

djn@bnd.net

Dave Stemen

Direct: (260) 421-1912

Cell: (260) 403-0185

ds@bnd.net

1021 S. Calhoun Street | Suite One**Fort Wayne, IN 46802****(260) 407-0900 | www.bnd.net**