

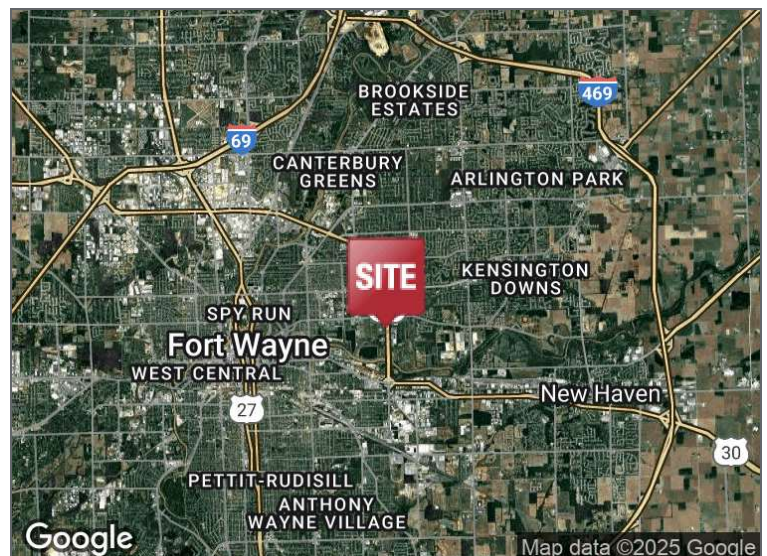


COLISEUM INVESTMENT

1001 N. COLISEUM BOULEVARD, FORT WAYNE, INDIANA 46805

PROPERTY HIGHLIGHTS

- 14,293 SF Fully leased investment property
- Single tenant user with 3 years remaining on lease term
- Freshly paved parking lot
- For Sale: \$1,550,000 - 6.32% CAP



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information

Name	1001 N. Coliseum Boulevard	Parcel Number	02-13-05-176-006.000-070
Address	1001 N. Coliseum Boulevard	Total Building SF	14,293 SF
City, State, Zip	Fort Wayne, IN 46805	Acreage	2.21 AC
County	Allen	Year Built	1968
Township	Adams	Zoning	C-4
Parking	Surface, ample spaces		

Property Features

Construction Type	Steel	Number of Floors	2 (3,632 SF on 2nd floor)
Roof	Flat, new in 2022	Foundation	Slab
Ceiling Height	18' in warehouse	Sprinklers	No
Overhead Doors	6	Restrooms	Yes

Utilities

Electric	I&M
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69—6 miles
Nearest Highway	SR 930—0.01 Mile

Sales Information

Annual Taxes	\$7,318.16	Sale Price	\$1,550,000
Tax Yr./Pay Yr.	2024/2025	CAP Rate	6.32%

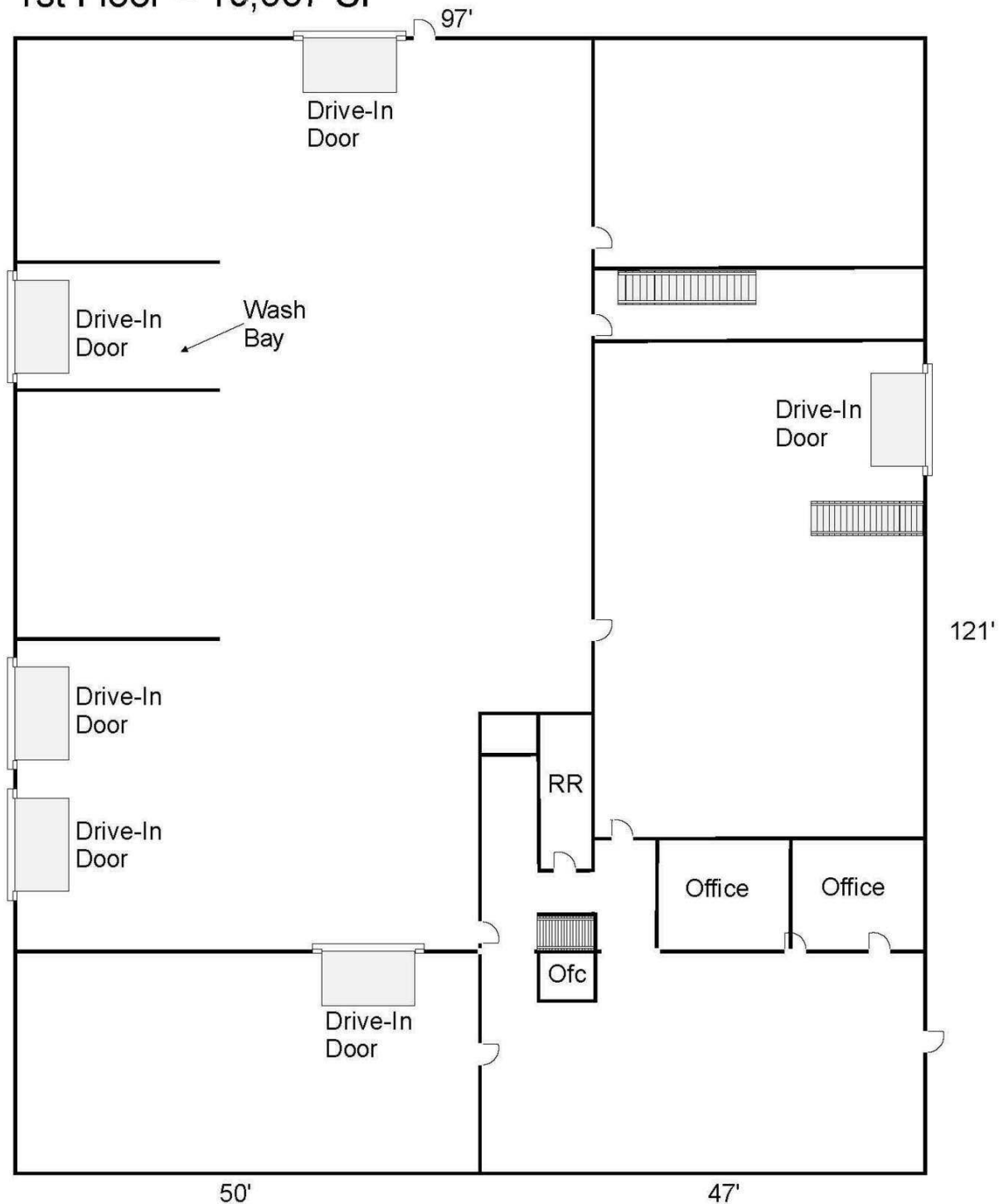
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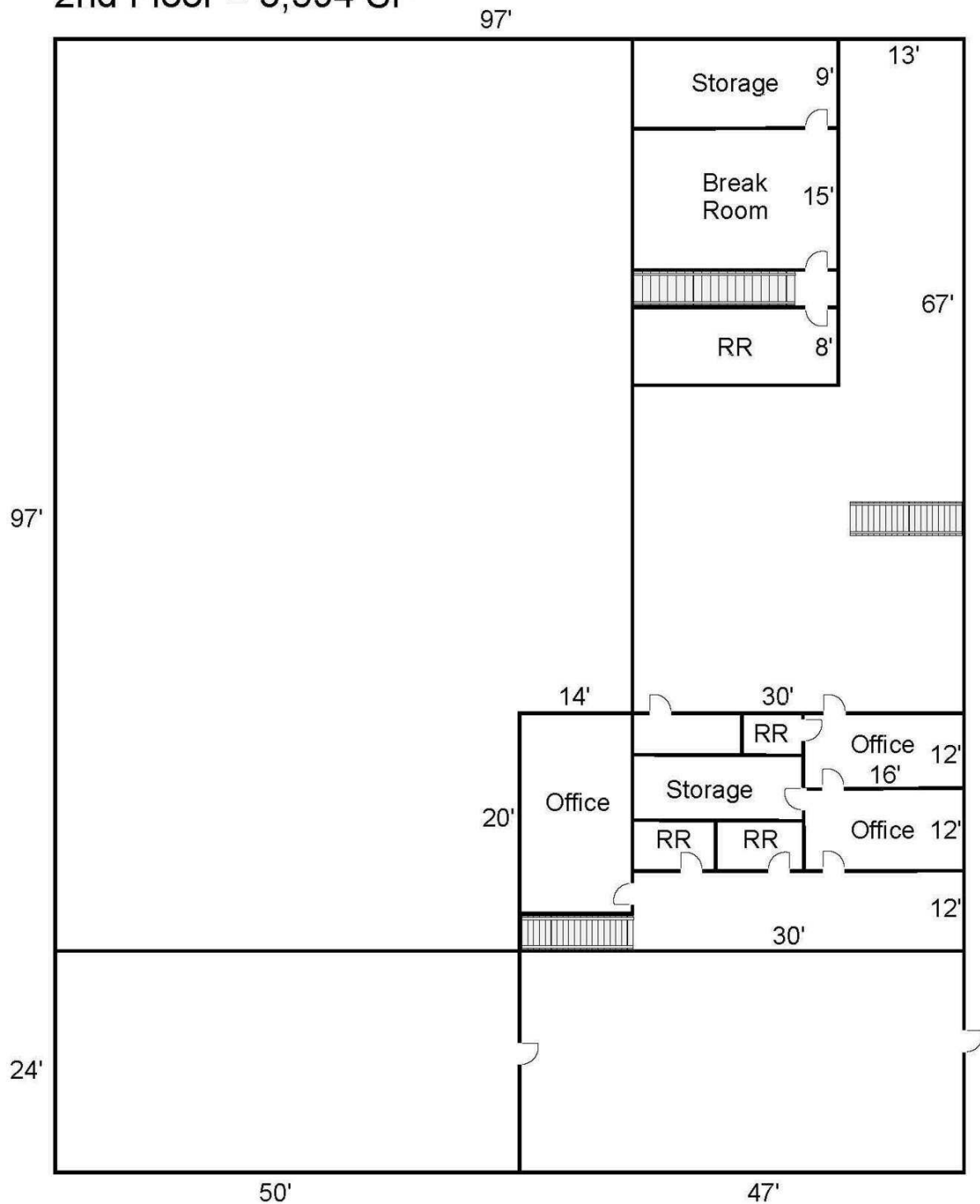
1st Floor = 10,537 SF



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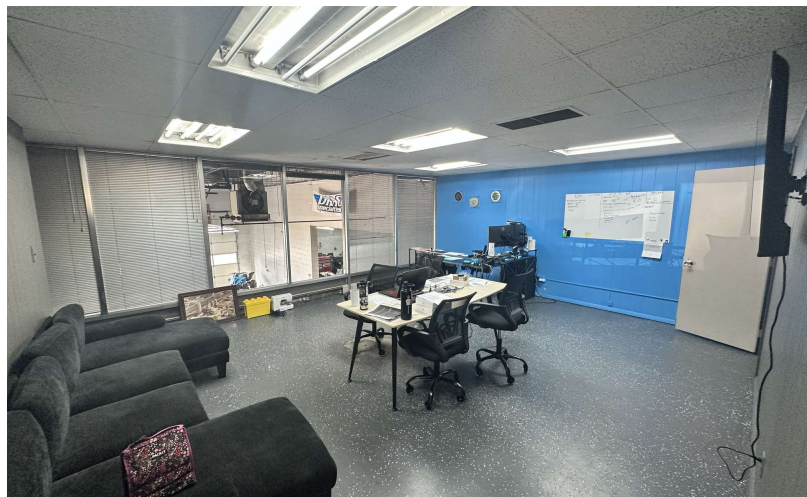
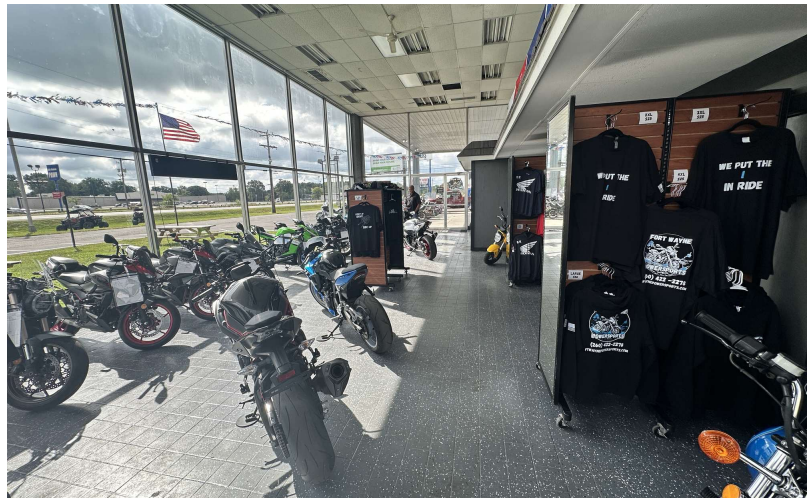
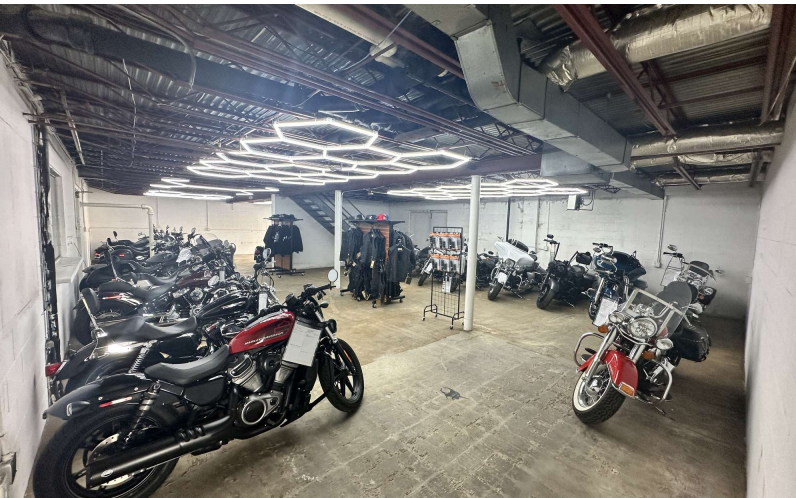
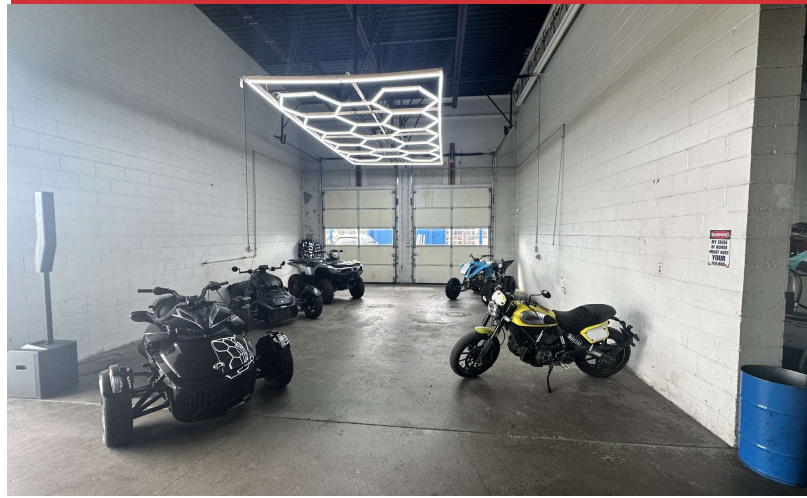
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2nd Floor = 3,594 SF



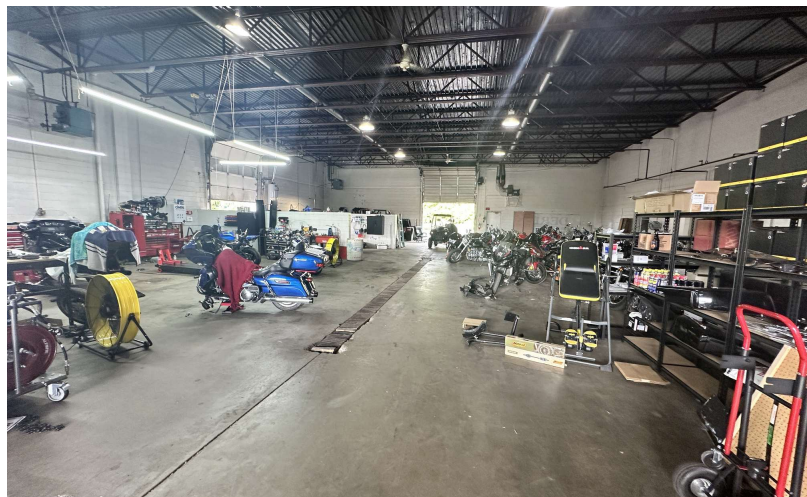
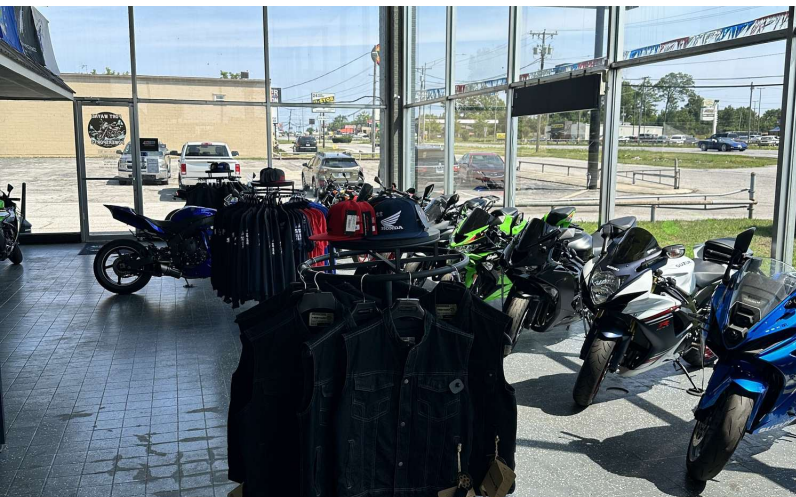
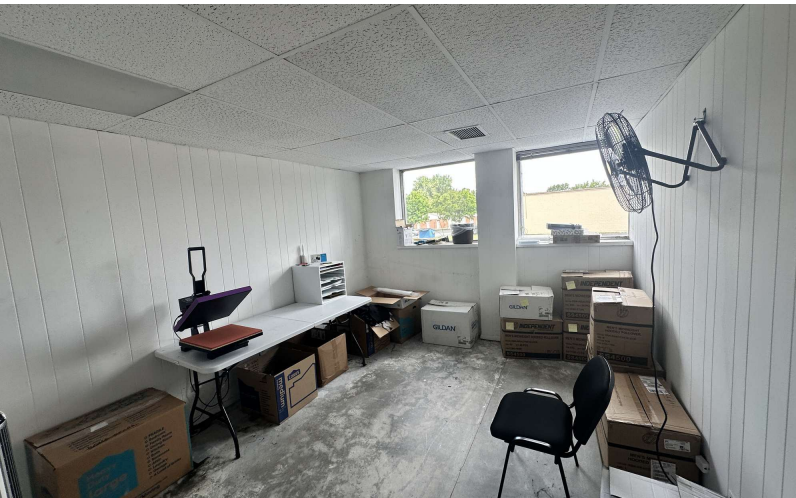
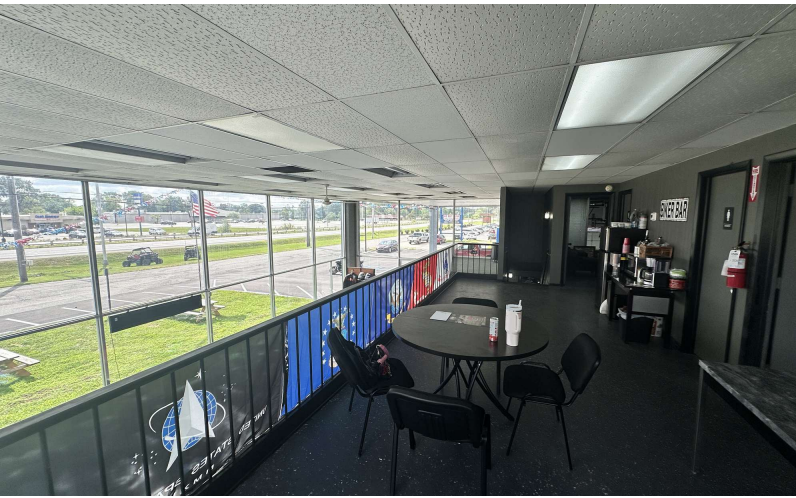
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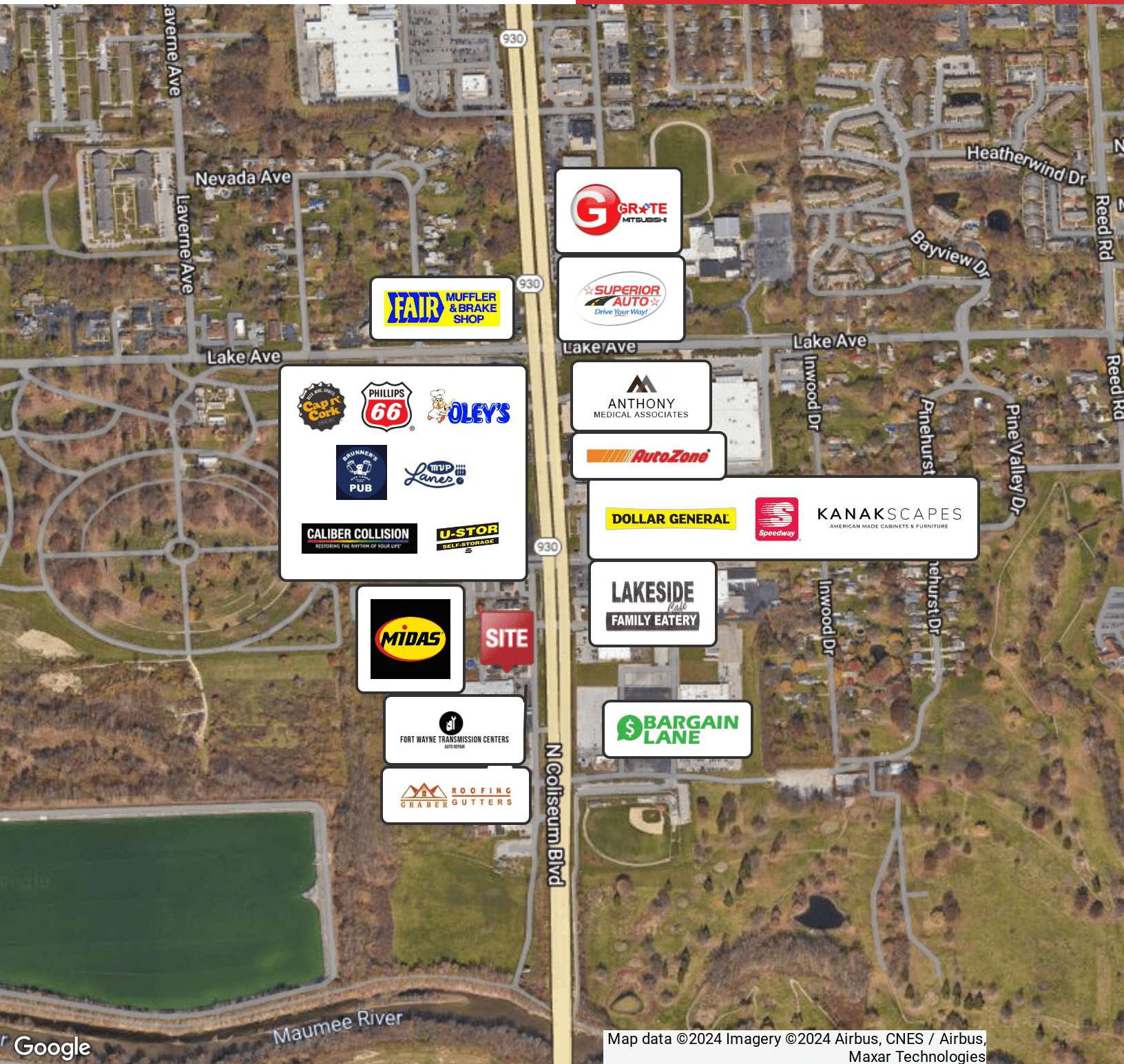
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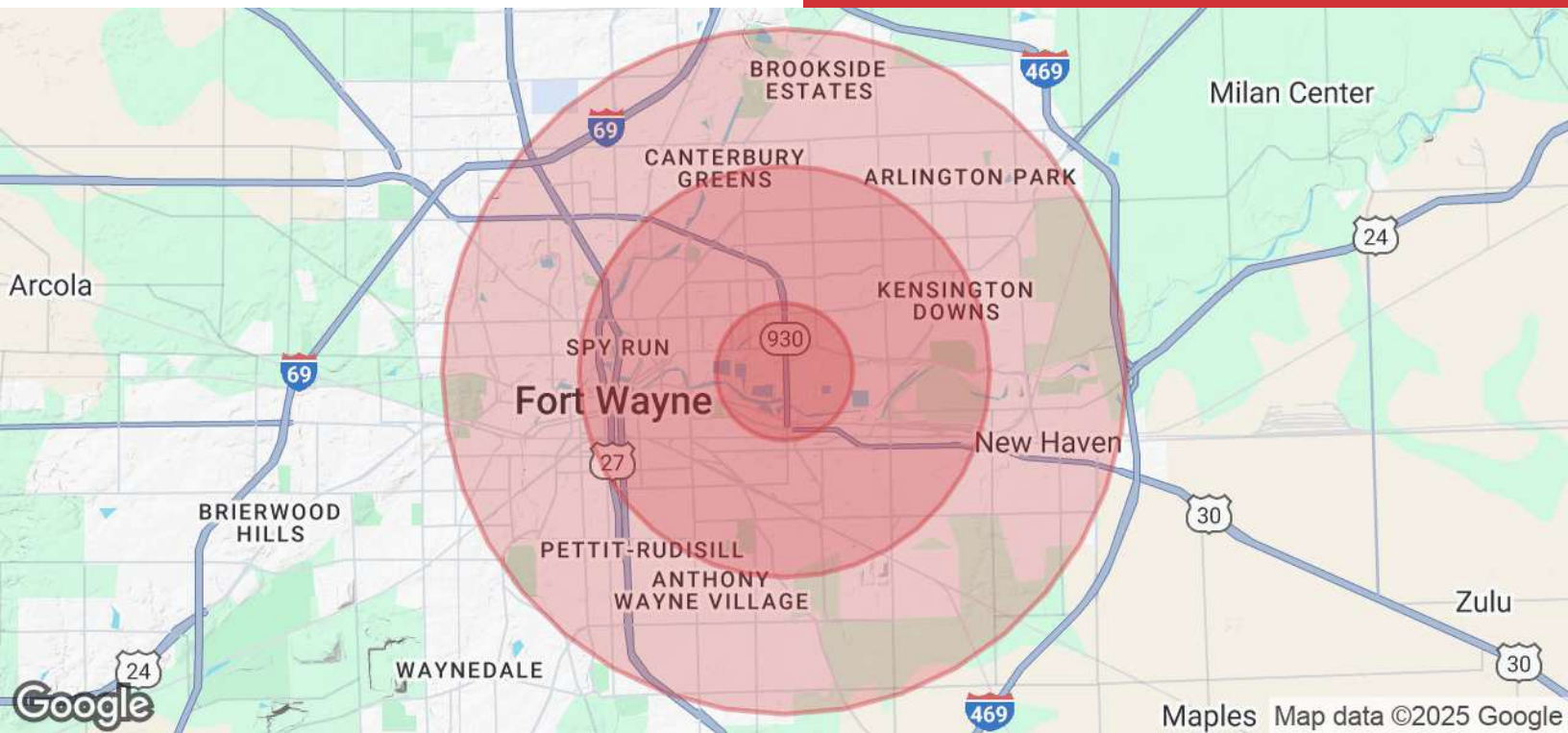
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,006	74,836	194,630
Average Age	42.0	34.4	34.9
Average Age (Male)	33.4	32.2	33.3
Average Age (Female)	42.2	35.7	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,476	32,654	85,217
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$43,507	\$51,117	\$52,554
Average House Value	\$100,188	\$104,730	\$104,074

2020 American Community Survey (ACS)

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