

BND

COMMERCIAL

COMMERCIAL LAND > FOR SALE

1.25 ACRES

8425 LIMA ROAD

FORT WAYNE, INDIANA

Price Further Reduced!



David W. Nugent, CCIM, SIOR

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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

BND**COMMERCIAL****COMMERCIAL LAND > FOR SALE****1.25 ACRES****8425 LIMA ROAD****FORT WAYNE, INDIANA****HIGHLIGHTS:**

Available Acreage: 1.25 Acres

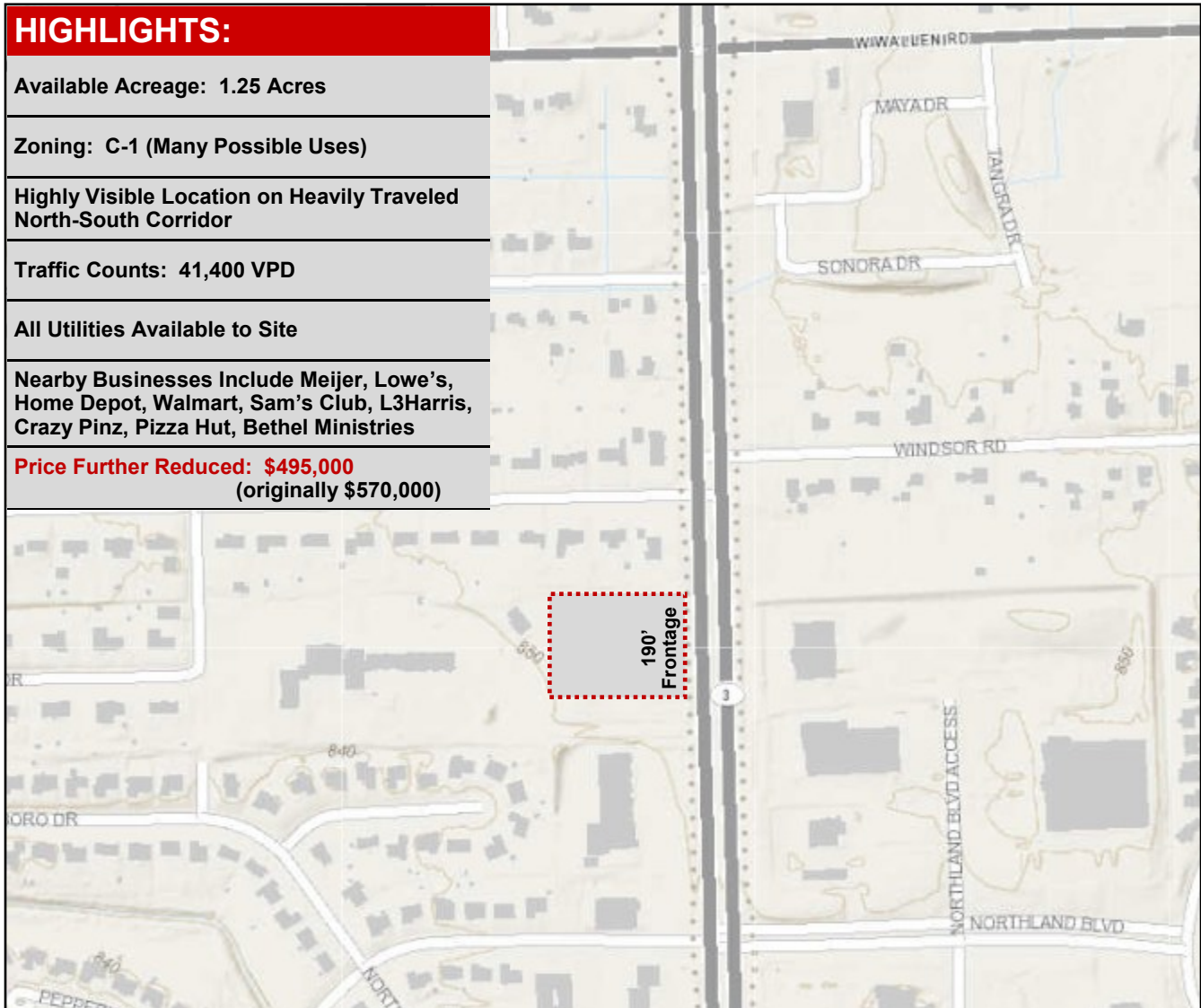
Zoning: C-1 (Many Possible Uses)

Highly Visible Location on Heavily Traveled North-South Corridor

Traffic Counts: 41,400 VPD

All Utilities Available to Site

Nearby Businesses Include Meijer, Lowe's, Home Depot, Walmart, Sam's Club, L3Harris, Crazy Pinz, Pizza Hut, Bethel Ministries

Price Further Reduced: **\$495,000**
(originally \$570,000)**2025 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	4,600	45,498	117,754
Avg. H/H Income	\$94,672	\$95,714	\$93,425

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.

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Sale Information

Greatly Reduced Sale Price	\$495,000 (originally priced at \$570,000)
Terms	Cash at closing
Annual Taxes	TBD after final survey
Tax Year / Pay Year	2024 / 2025

Property Highlights

Parcel Number	02-07-10-176-001.000-073 (east portion of)
Address	8425 Lima Road
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Sale
Land Size	±1.25 Acres
Zoning	C-1
Number of Parcels	One
Dimensions	Approx. 190' x 286'
Frontage	Approx. 190'
Traffic Count	41,400 VPD (2024)
Distance to Interstate	±2 Miles to I-69
Distance to Airport	±15 Miles to FW International Airport

Utilities

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

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