



Calhoun Street Mixed Use

2015 - 2039 S Calhoun Street

Fort Wayne, IN 46802



Mixed Use Commercial Building

This mixed use commercial building is located just south of downtown Fort Wayne and features a remodeled office area, full kitchen area, and extensive warehouse space. The building would be ideal for e-commerce, manufacturing, distribution, research and development, art studio, micro-brewery/micro-distillery, or auto repair shop.

Property Highlights

- ▶ Zoned C3 - General Commercial
- ▶ Located in Summit City Entrepreneur and Enterprise District (SEED)
- ▶ Possible redevelopment opportunity
- ▶ 800 AMP 3-phase power
- ▶ 20' clear height ceilings
- ▶ Three 14' overhead doors
- ▶ 10,000+ SF warehouse space
- ▶ 1,024 SF metal building with paint booths included in the sale
- ▶ **FOR SALE: \$935,000**

ROBERT DOYLE

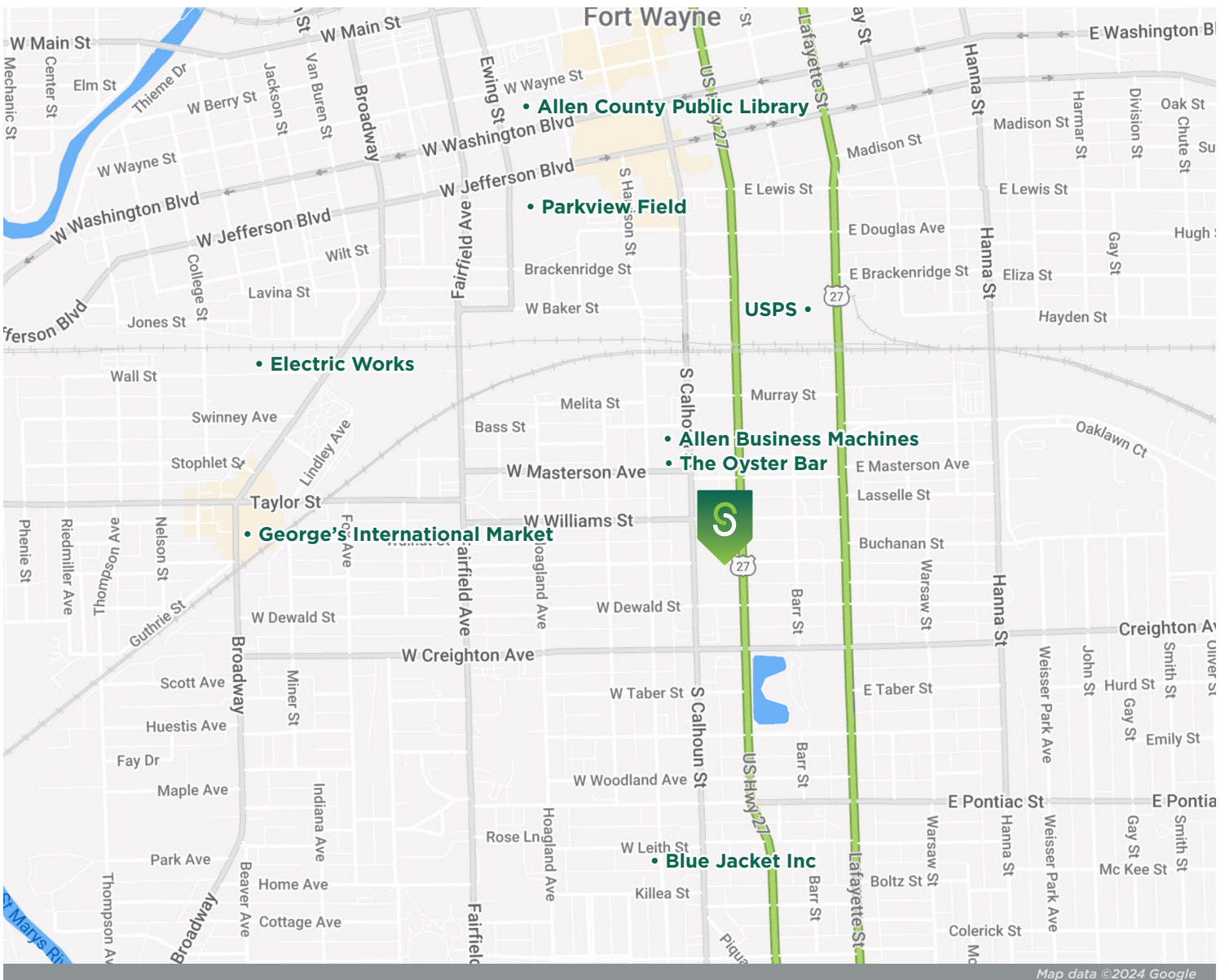
Broker
260 424 8448
robert.doyle@sturgespg.com



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Excellent Location

The property has expansive frontage on South Calhoun Street. It is also in close proximity to downtown Fort Wayne amenities, including The Landing, Parkview Field, Botanical Conservatory, Grand Wayne Convention Center, Fort Wayne Museum of Art, and Electric Works. Nearby businesses include Tall Rabbit Cafe, St Vincent Depaul Thrift Store, The Oyster Bar, and Saigon Restaurant as well as many other retail and industrial businesses.

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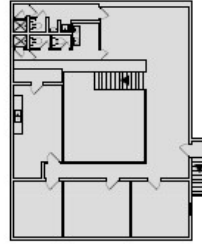
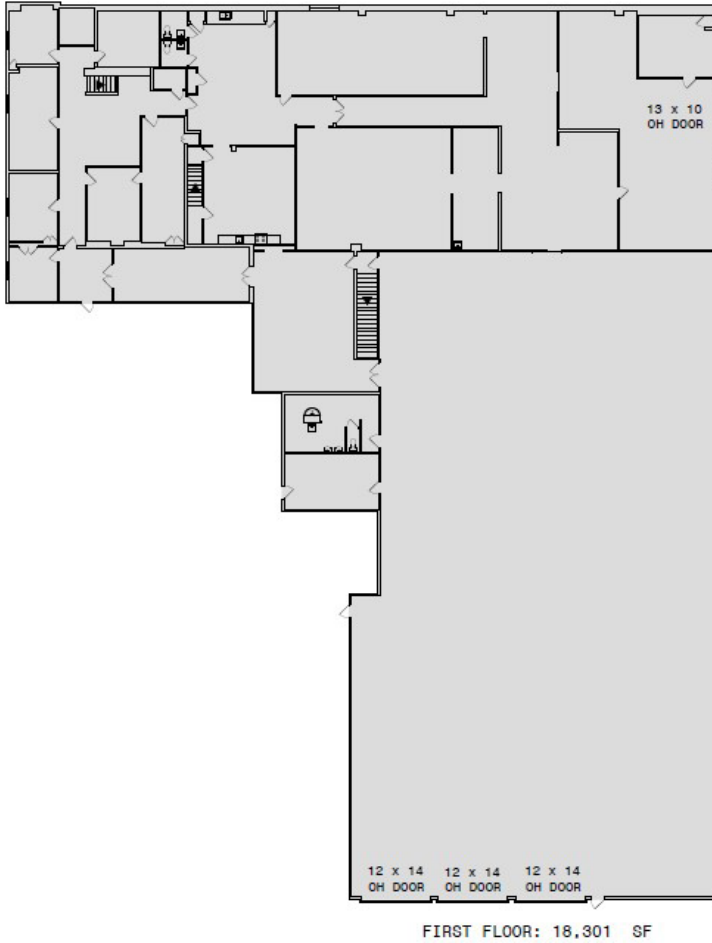


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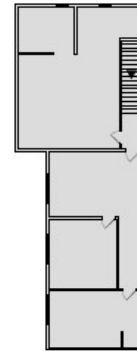
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Industrial Available Floor plan may not be to scale. Contact broker for detailed floor plan.



SECOND FLOOR A: 1,825 SF



SECOND FLOOR B: 1,567 SF

AREA DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	62,550	182,355	348,747
Avg. Household Income	\$58,118	\$58,552	\$76,834
Median Home Value	\$86,502	\$125,378	\$166,088

Source: CoStar



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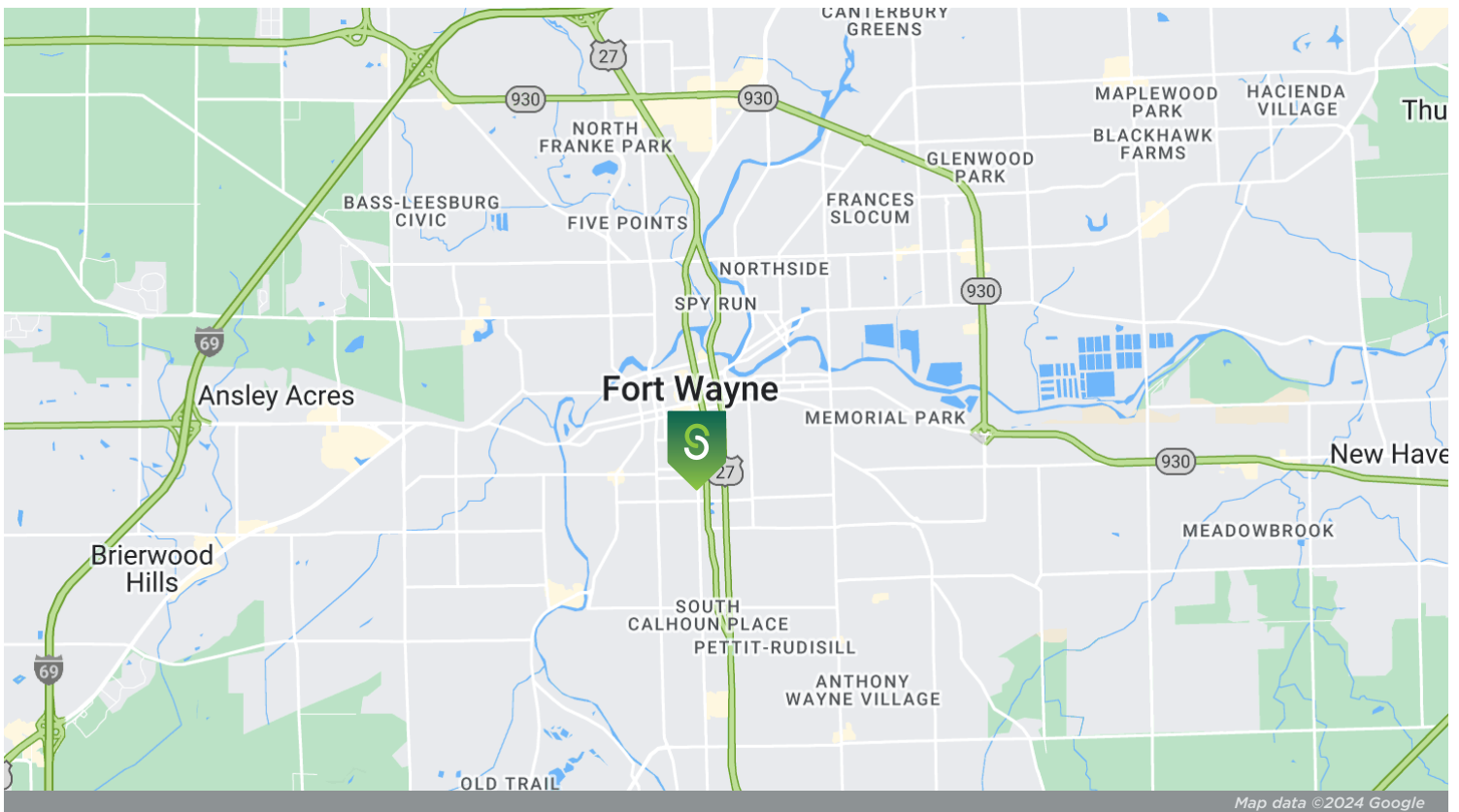
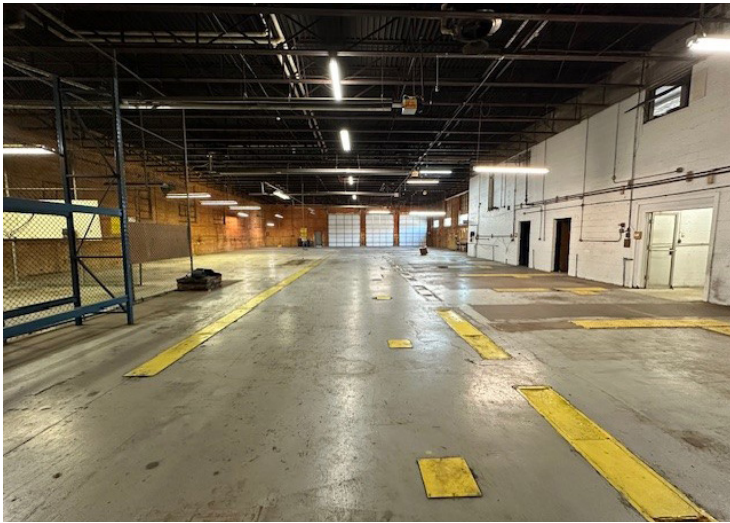
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PROPERTY INFORMATION

Address	2015 S Calhoun Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-11-429-002.000-074 02-12-11-429-004.000-074 02-12-11-429-005.000-074
2024 Tax/Payable 2025	\$8,816.68



SALE INFORMATION

Price	\$935,000
Terms	Cash at Closing

BUILDING INFORMATION

Property Type	Industrial/Flex/Investment
Year Built	1916
# of Buildings	2
Construction Type	Masonry
Roof	New membrane
Heating	Gas
A/C	In office area
Sprinkler	None
Electric	800 AMP 3-phase power
Elevators	None
Signage	Multiple exterior signage

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast

INDUSTRIAL AVAILABLE

Total SF	Warehouse SF	Office SF	Sale Price	Ceiling Height	Docks	Overheads
21,694	17,194	4,500	\$935,000	20'	None	(3) - 12' x 14' (1) - 13' x 10'

SITE DATA

Site Acreage	0.96
Zoning	C3 - General Commercial
Parking	35 surface level parking spots

ADDITIONAL INFORMATION

- Traffic counts exceed over 20,000+ VPD
- Located in the Summit City Entrepreneur and Enterprise District

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



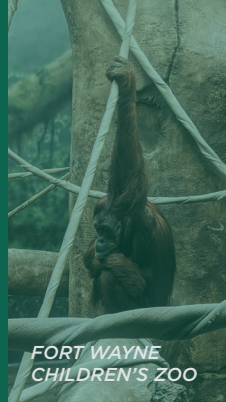
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

#1
Best Place
to Move
*(Reader's Digest,
2022)*



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

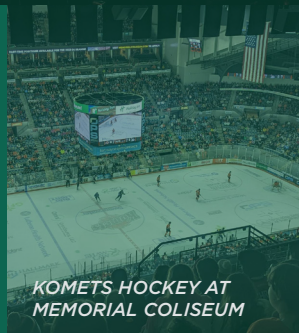


GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



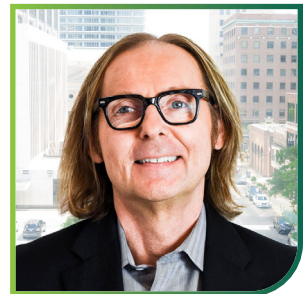
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Senior Broker



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Maintenance Management

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MaintainFortWayne.com

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