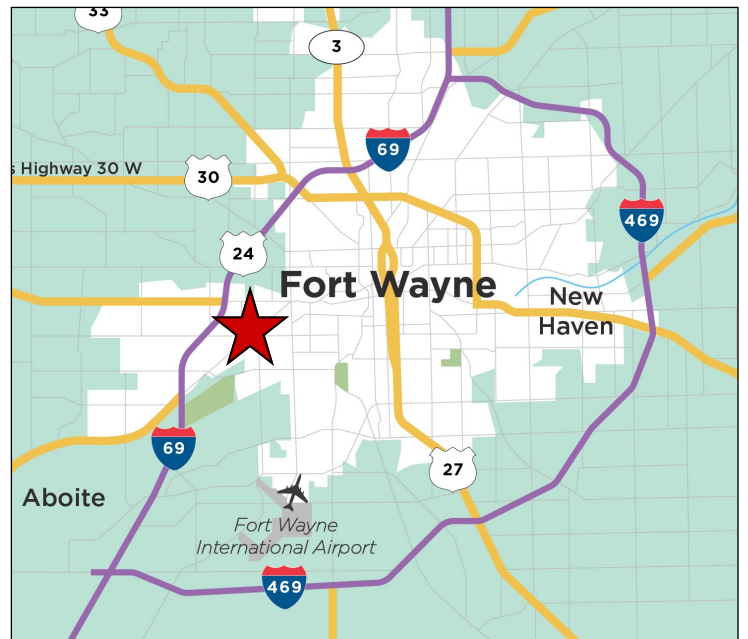


BND**COMMERCIAL****OFFICE CONDO > FOR SALE or LEASE****2,436 SF****4630 W. JEFFERSON BLVD. - UNIT 10****FORT WAYNE, INDIANA****HIGHLIGHTS:****Available Space:** 2,436 SF**Location:** Great Southwest Location, Adjacent to Apple Glen Shopping Center and Near Jefferson Pointe**Zoning:** C-3**Improvements:** New Paint and LED Lighting**Sale Price:** \$259,000**Lease Rate:** \$13.95 / SF / Modified Gross**Tyler Kellerman**

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

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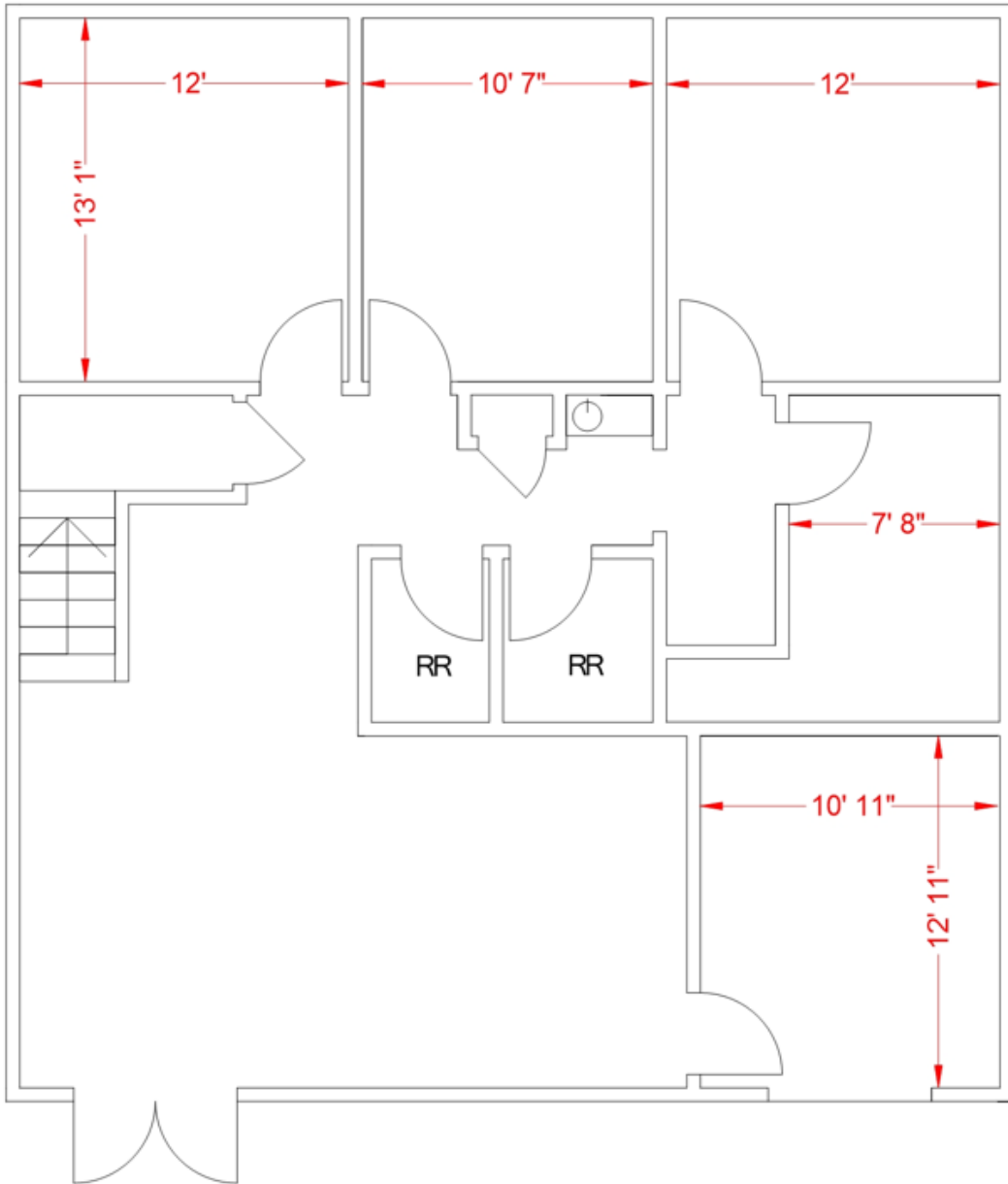
2,436 SF

4630 W. JEFFERSON BLVD. - UNIT 10

FORT WAYNE, INDIANA

Floor Plan

First Floor



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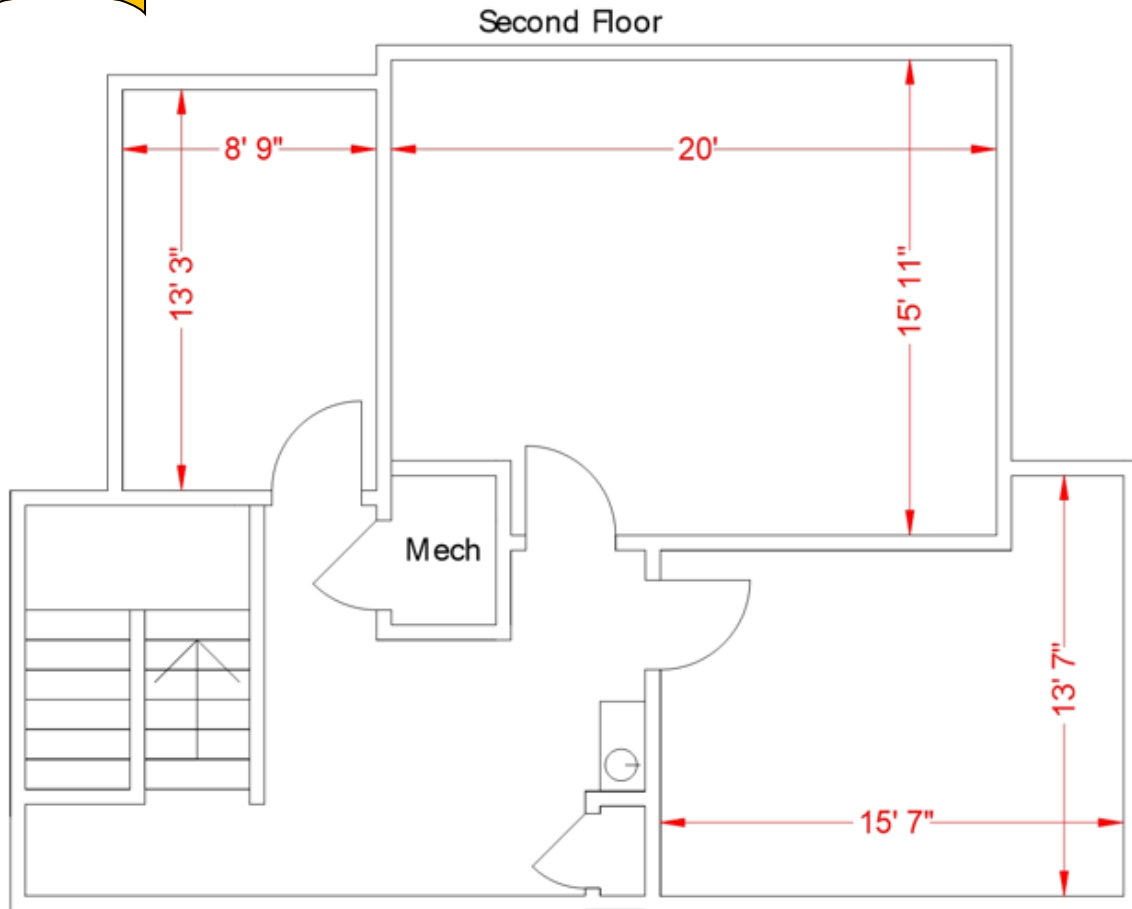
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Floor Plan



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FORT WAYNE, INDIANA

Property Information

Table with 2 columns: Property Information (Parcel Number, Address, City / State / Zip, Sale / Lease, Size (SF), Zoning, Parking, Nearest Highway, Distance to Interstate) and values.

Building Information

Table with 2 columns: Building Information (Construction Type, Construction Year, Number of Floors, Roof, Foundation, Heating System, Air Conditioning, Sprinkler System, Restrooms, Kitchenette) and values.

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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BND**COMMERCIAL****OFFICE CONDO > FOR SALE or LEASE****2,436 SF****4630 W. JEFFERSON BLVD. - UNIT 10****FORT WAYNE, INDIANA****Lease Information**

Lease Rate RSF / Year	\$13.95 / SF / Year
Lease Rate / Month	\$2,831.85 / Month
Term of Lease	2 - 5 Years
Type of Lease	Modified Gross

Sale Information

Sale Price	\$259,000
Terms	Cash at Closing
Annual Taxes	\$4,508.08
Tax Year / Pay Year	2023 Payable 2024

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Janitorial	Tenant
Interior Maintenance	Tenant
Property Tax	Landlord
Building Insurance	Landlord
Roof / Structure	Association / Landlord
Lawn / Snow	Association / Landlord
Common Area	Association / Landlord

Utilities

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



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