



FOR **SALE** OFFICE PROPERTY



7017 Old Trail Rd  
Fort Wayne, IN 46809

## 1,728 SF Office Building For Sale

### About The Property

- Zoned I2 Light Industrial
- Waynedale Commercial
- Modern amenities
- Clean floor plan
- Ample parking
- Prime investment opportunity
- Walk-in vault
- Sale Price: \$225,000 (\$130.21/SF)



**FLETCHER MOPPERT**  
Broker Associate  
[fmoppert@zacherco.com](mailto:fmoppert@zacherco.com)  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • [WWW.ZACHERCO.COM](http://WWW.ZACHERCO.COM)

**ZACH MEYER**  
Broker Associate  
[zmeyer@zacherco.com](mailto:zmeyer@zacherco.com)  
260.422.8474

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

# PROPERTY INFORMATION

## 1,728 SF OFFICE BUILDING FOR SALE

### BUILDING LOCATION/ZONING/SIZE

Street Address	7017 Old Trail Rd
City, State, Zip	Fort Wayne, IN 46809
City Limits	Inside
Zoning	I2/Light Industrial
Total Building Size	1,728 SF
Site Acreage	0.81

### PRICE/AVAILABILITY

Sale Price	\$225,000.00
Sale Price/SF	\$130.21

### PROPERTY TAXES

Parcel Number	02-12-28-477-021.000-074
Annual Taxes	\$5,385.72
Tax Year	2024 payable 2025

### BUILDING DATA

Date of Construction	1960 & 1982
Number of Stories	1
Parking Lot	Asphalt
Building Type	Office

### POPULATION DEMOGRAPHICS

1 Mile	6,897
3 Miles	41,974
5 Miles	106,936

### MISCELLANEOUS

The ATM remains on the property with an easement agreement

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne



**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

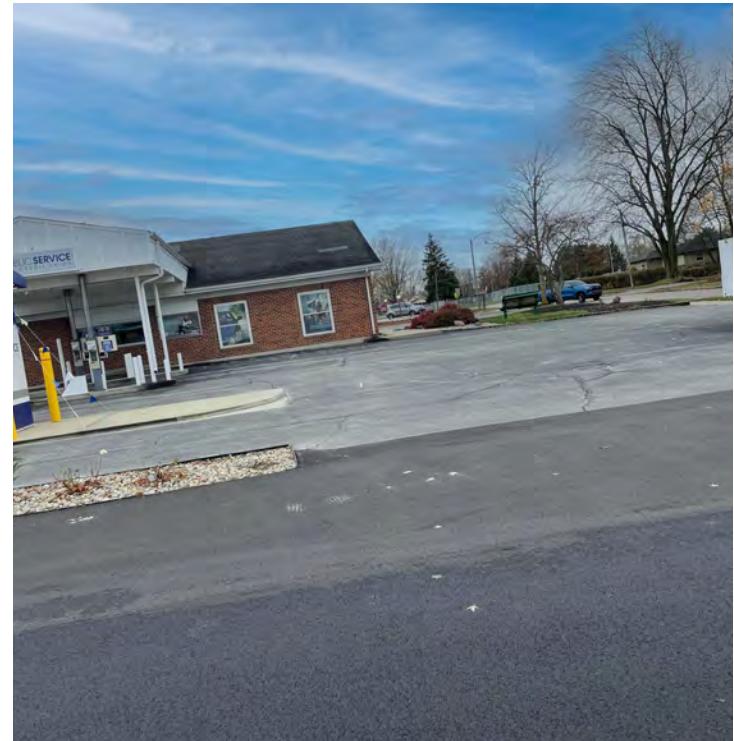
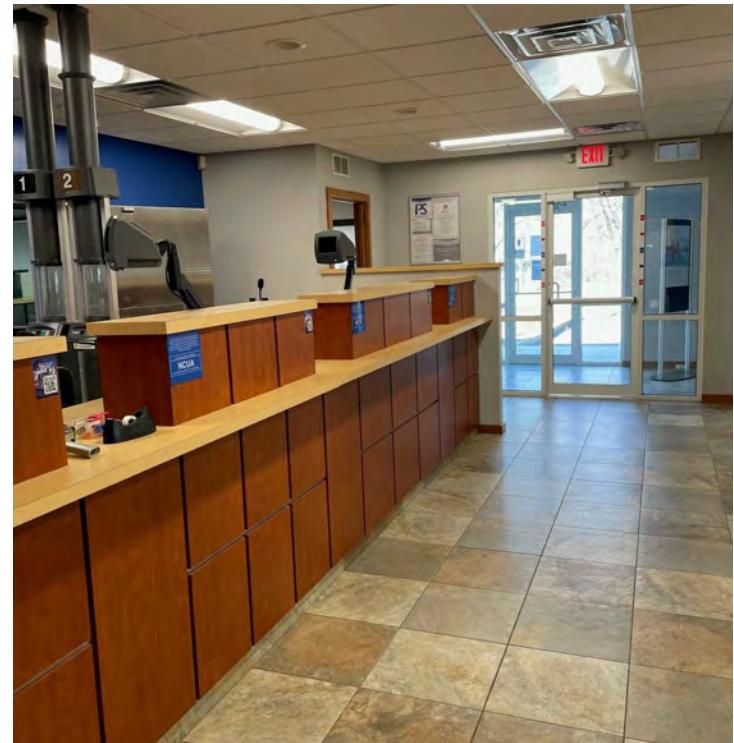
**ZACH MEYER**  
Broker Associate  
zmeyer@zacherco.com  
260.422.8474



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

# ADDITIONAL PHOTOS

## 1,728 SF OFFICE BUILDING FOR SALE



**FLETCHER MOPPERT**  
Broker Associate  
[fmoppert@zacherco.com](mailto:fmoppert@zacherco.com)  
260.422.8474

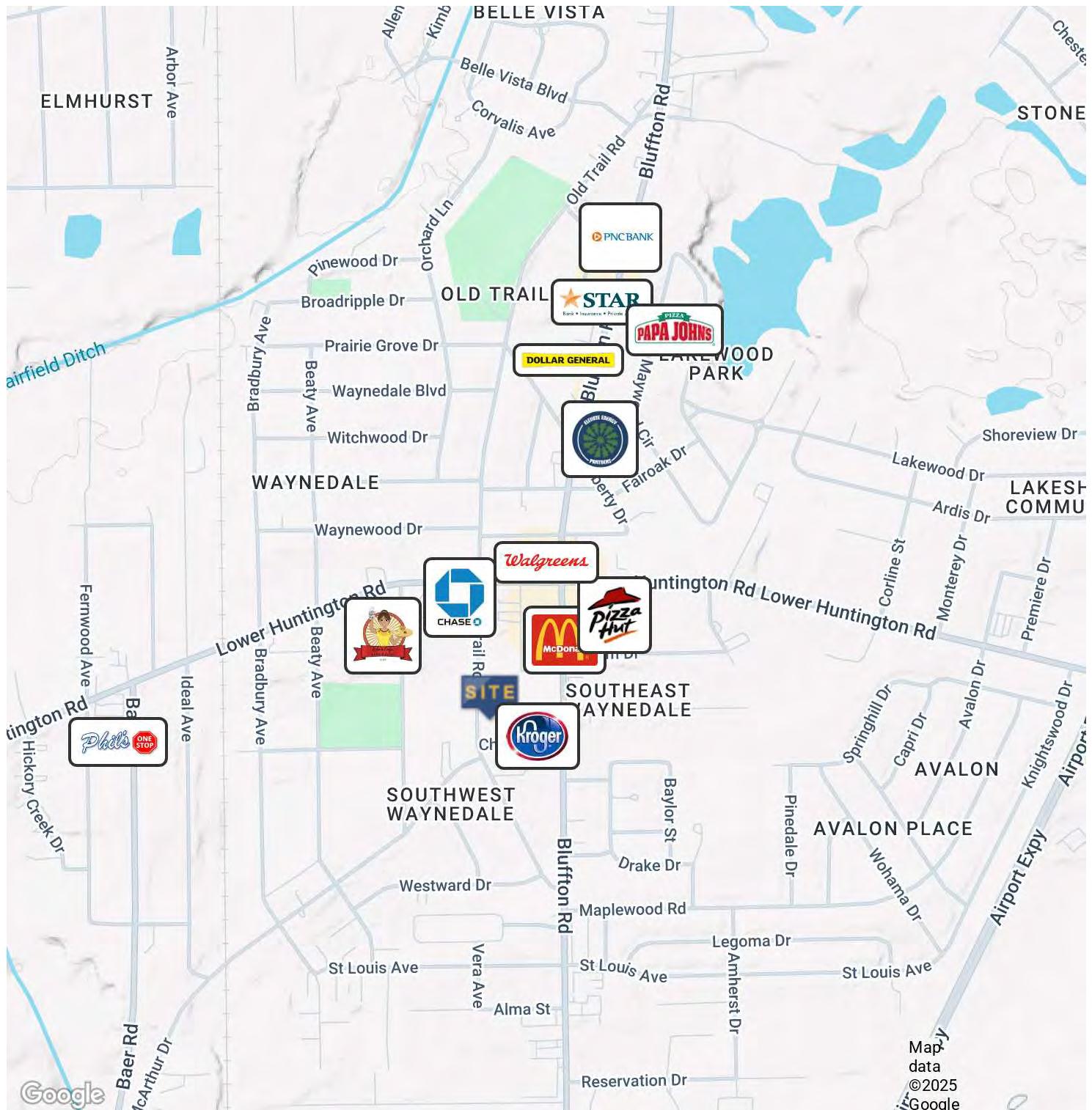
**ZACH MEYER**  
Broker Associate  
[zmeyer@zacherco.com](mailto:zmeyer@zacherco.com)  
260.422.8474



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

# RETAILER MAP

1,728 SF OFFICE BUILDING FOR SALE



**the Zacher company**

**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

**ZACH MEYER**  
Broker Associate  
zmeyer@zacherco.com  
260.422.8474



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

# AERIAL MAP

## 1,728 SF OFFICE BUILDING FOR SALE



**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

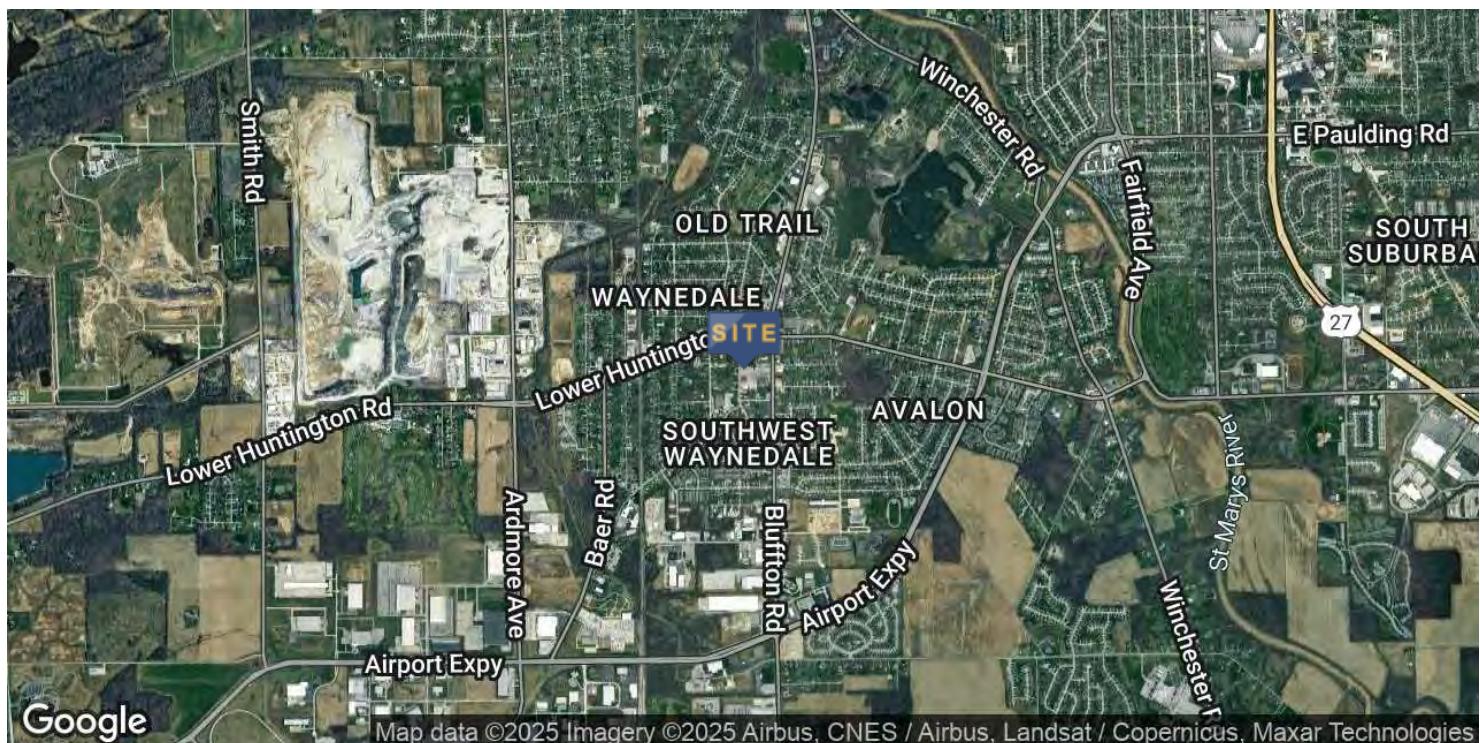
**ZACH MEYER**  
Broker Associate  
zmeyer@zacherco.com  
260.422.8474



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

# LOCATION MAP

1,728 SF OFFICE BUILDING FOR SALE



**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

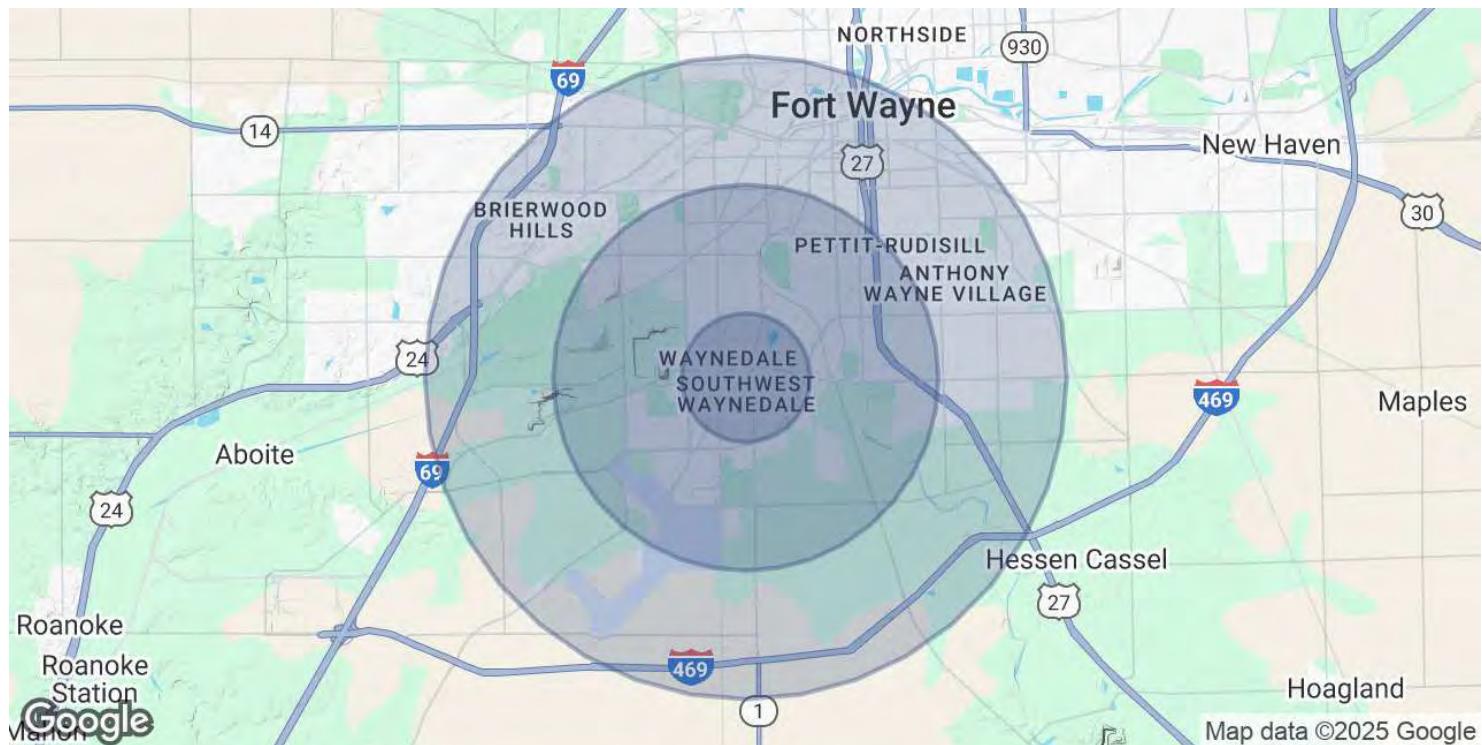
**ZACH MEYER**  
Broker Associate  
zmeyer@zacherco.com  
260.422.8474



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

# DEMOCRAPHICS MAP & REPORT

## 1,728 SF OFFICE BUILDING FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,897	41,974	106,936
Average Age	40	37	37
Average Age (Male)	40	36	36
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,319	17,318	43,193
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$56,053	\$64,321	\$63,371
Average House Value	\$151,592	\$151,472	\$159,023

Demographics data derived from AlphaMap



**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

**ZACH MEYER**  
Broker Associate  
zmeyer@zacherco.com  
260.422.8474



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