



## Historic Multi-Tenant Office

614 West Berry Street  
Fort Wayne, IN 46802



### Downtown Fort Wayne Historic Office For Sale

Rare opportunity to acquire a well-maintained historic three-unit office building in the heart of downtown Fort Wayne, directly adjacent to Lutheran Downtown Hospital. The property blends original character with modern functionality, making it ideal for investors or owner-occupants seeking income and flexibility.

The building features two first-floor office suites and one upper-level unit, each with separately metered gas and electric service and dedicated HVAC systems. The upper unit offers potential for residential or short-term rental conversion. Off-street parking is provided via a front driveway and rear parking lot for tenant and visitor convenience.

### Property Highlights

- ▶ Three-unit office building
- ▶ Units easily convertible to short-term rentals
- ▶ Off-street parking included
- ▶ Historic property adjacent to Lutheran Downtown Hospital and within West Central neighborhood
- ▶ **FOR SALE: \$475,000**

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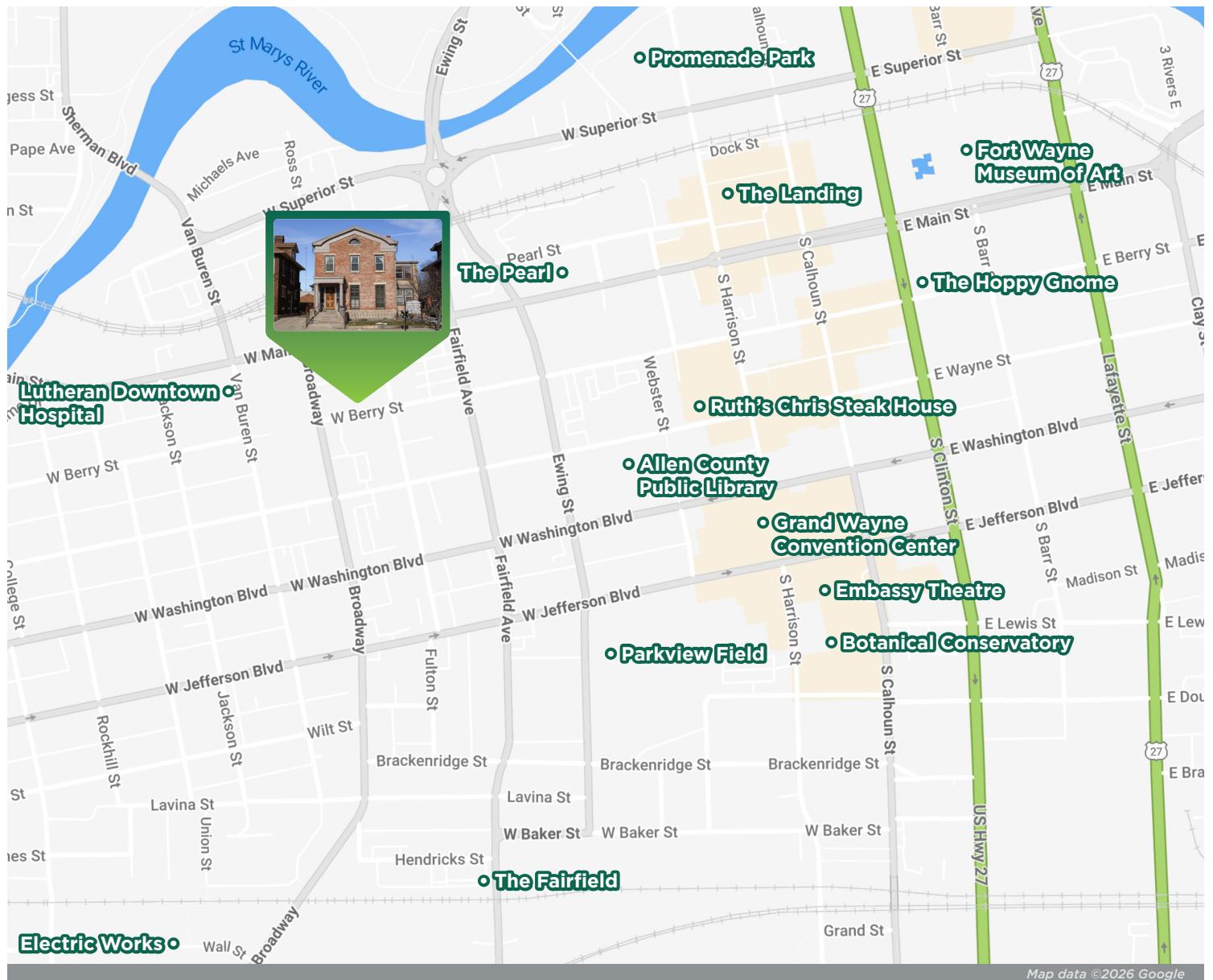
#### IAN SMITH

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### Fantastic Downtown Location

614 West Berry Street is located within downtown Fort Wayne's most popular and well-known historic district, West Central. The property is within easy walking distance to all of downtown Fort Wayne's amenities, which include but are not limited to Parkview Field, the Grand Wayne Convention Center, the Embassy Theatre, the Botanical Conservatory, The Landing, and Promenade Park along the St. Marys River, as well as many local restaurants, galleries, and shops.

This central location within downtown Fort Wayne offers the perfect blend of historic charm and modern convenience.

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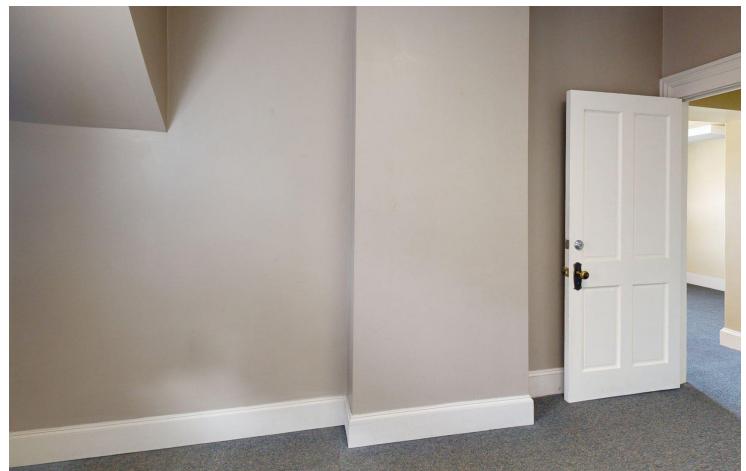
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## Additional Photos



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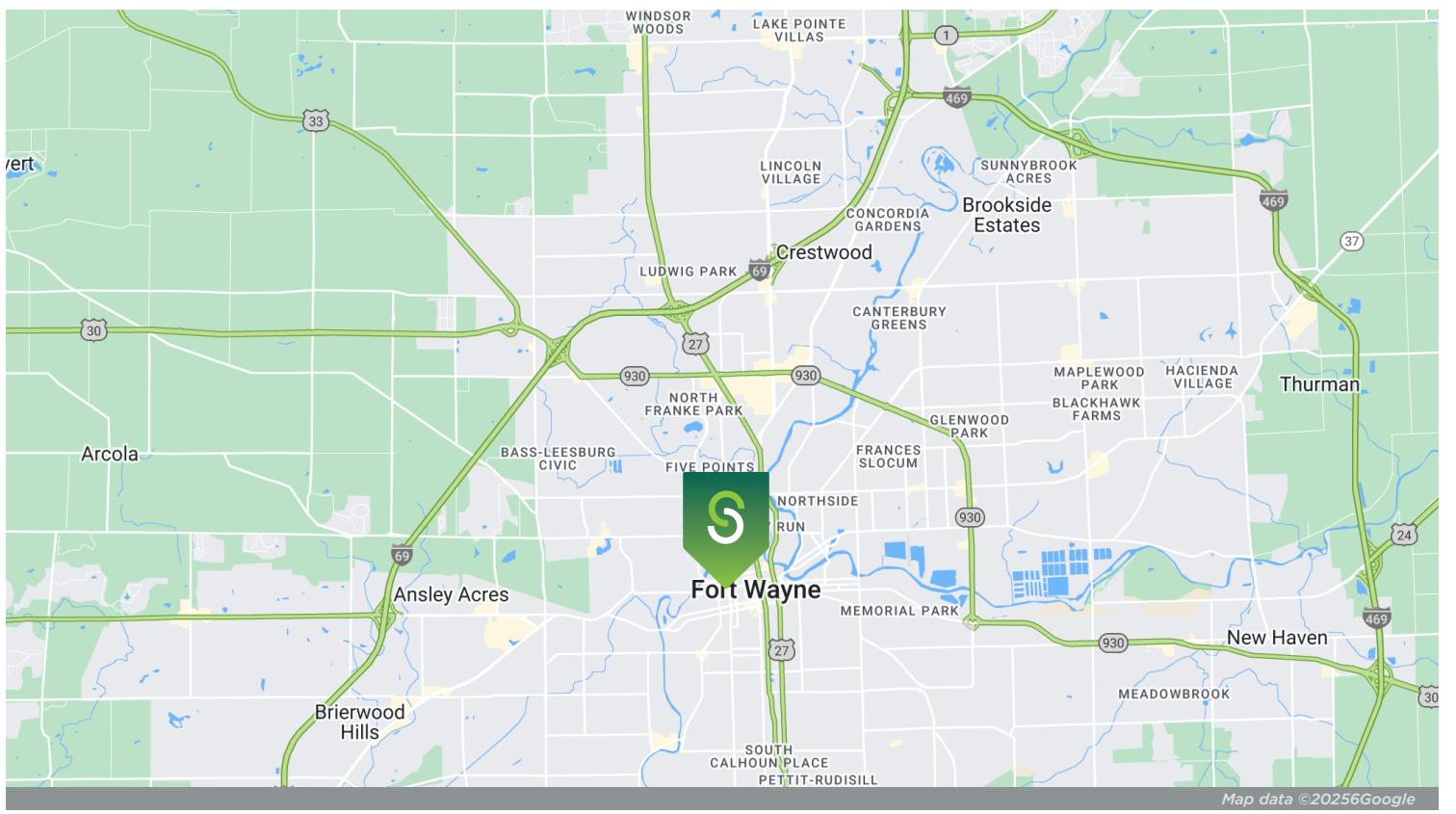
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### PROPERTY INFORMATION

Address	614 West Berry Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-376-003.000-074
2024 Tax/Payable 2025	\$4,782.73

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### SALE INFORMATION

Price	\$475,000
Terms	Cash at close

### SITE DATA

Site Acreage	0.18 acres
Zoning & Description	DE - Downtown Edge
Nearest Interstate	I-69, 3.8 miles
Traffic Count	1,436 VPD - Berry Street

### BUILDING INFORMATION

Property Type	Office
Total Area SF	4,520
Year Built	1890
# of Stories	2
Construction Type	Wood frame
Roof	Shingle
Heating	Split system
A/C	Split system
Signage	Monument

### UTILITIES

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

### ADDITIONAL INFORMATION

- Historic downtown Fort Wayne office for sale
- 3 units
- Convertible to short-term rentals

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