



FOR **SALE** OFFICE  
PROPERTY



800 S Calhoun St  
Fort Wayne, IN 46802

## 2 Story, 5,958 Sq. Ft. Building Available For Sale

### About The Property

- Class "A" 2 story office building
- Southwest corner of Calhoun and Berry
- Rare Downtown freestanding building
- Meticulously maintained
- Possible Multi-Tenant and retail potential
- Sale Price: \$1,250,000



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE

### BUILDING LOCATION/ZONING/SIZE

Street Address	800 S Calhoun St
City, State, Zip	Fort Wayne, IN 46802
Zoning	DC/Downtown Core
1st Floor	2,968 SF
2nd Floor	2,990 SF
Total Above Ground Building Area	5,958 SF
Basement	2,968 SF
Finished	1,150 SF
Site Acreage	0.07 Acres

### PRICE/AVAILABILITY

Sale Price	\$1,250,000.00
Sale Price/SF	\$209.80

### PROPERTY TAXES

Parcel Number	021202453005000074
Assessment : Land	\$81,300
Improvements	\$221,500
Total Assessment	\$302,800
Annual Taxes	\$8,618.38
Tax Year	2023 Payable 2024

### BUILDING DATA

Date of Construction	1900
Building Type	Brick & Woodframe
Number of Stories	2 Story plus partially finished basement
Parking Garage	Across the street

### UTILITES

		Average Monthly Cost
Electric:	Indiana Michigan Power	\$708.30
Gas:	NIPSCO	\$192.58
Water & Sewer:	City of Fort Wayne	\$126.76
Waste Management:		\$55.68

### POPULATION DEMOGRAPHICS

0.5 Miles	2,750
1 Mile	12,979
1.5 Miles	31,584

### AMENITIES

- 8 large offices with windows
- 5 Interior offices
- 3 Conference rooms
- 2 Breakrooms
- 4 Restrooms



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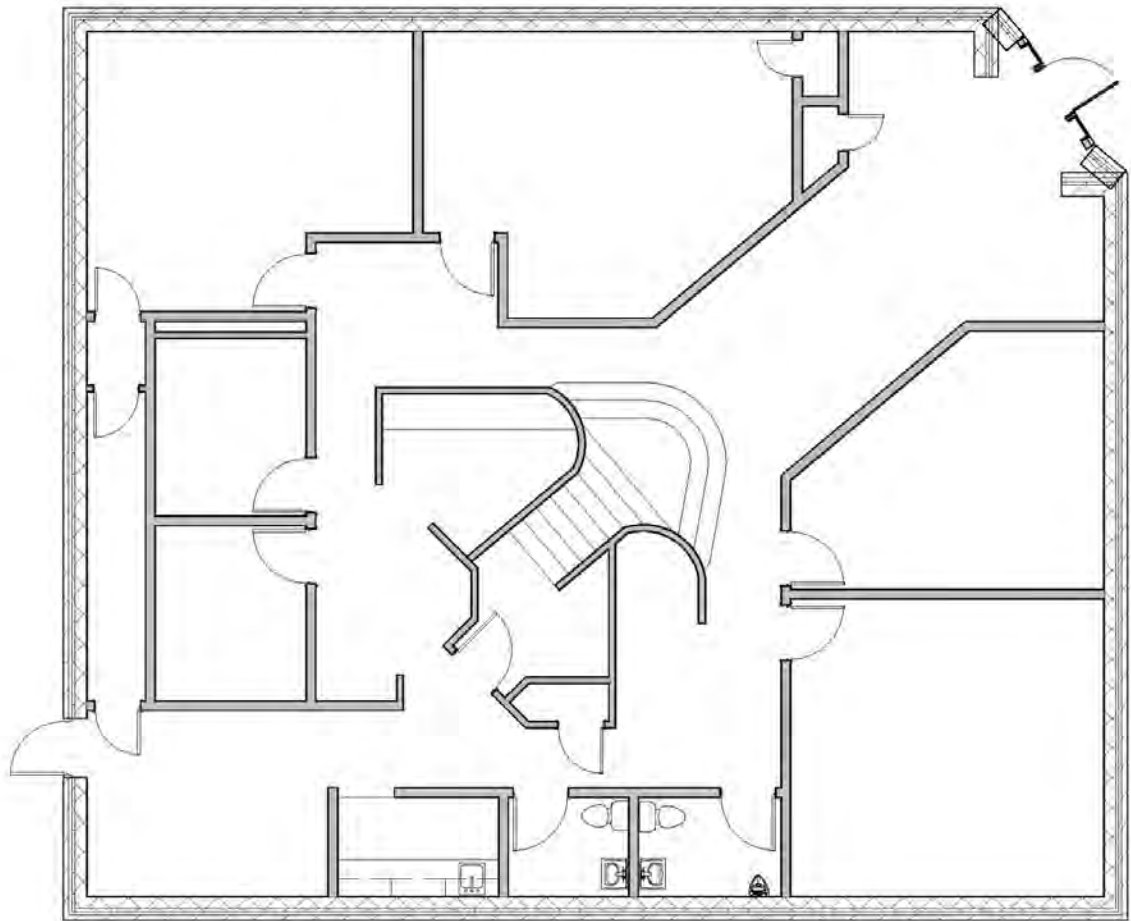
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# 1ST FLOOR PLAN

2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE



**800 S. CALHOUN ST.**

FIRST FLOOR



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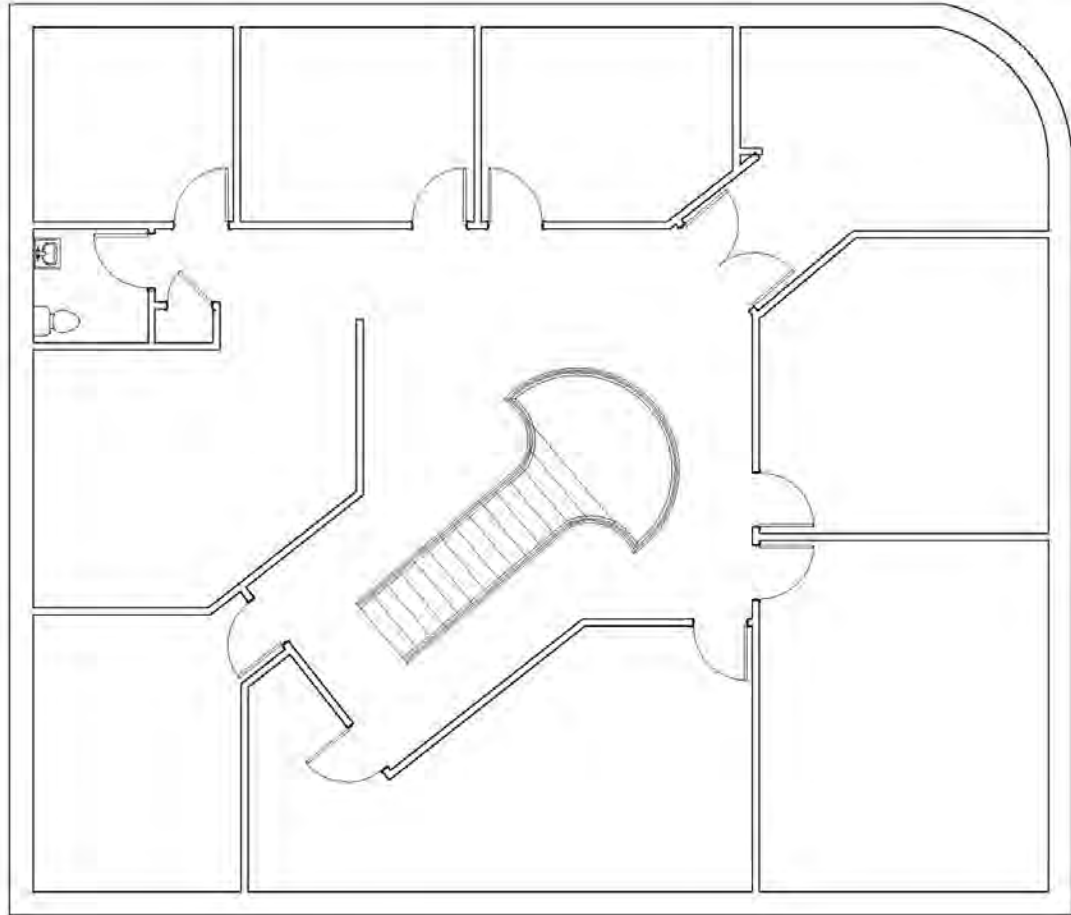
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# 2ND FLOOR PLAN

2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE



**800 S. CALHOUN ST.**

SECOND FLOOR



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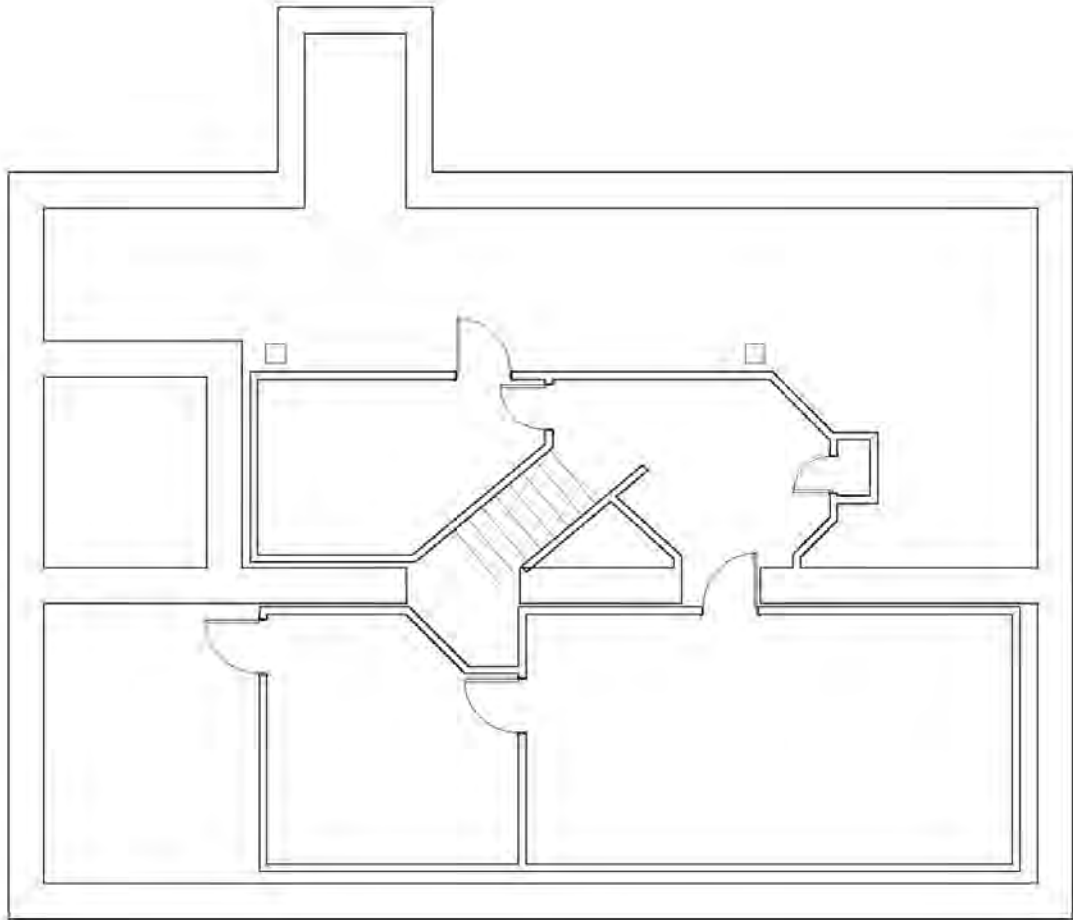
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# BASEMENT FLOOR PLAN

2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE



800 S. CALHOUN ST.

BASEMENT



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# ADDITIONAL PHOTOS

2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE



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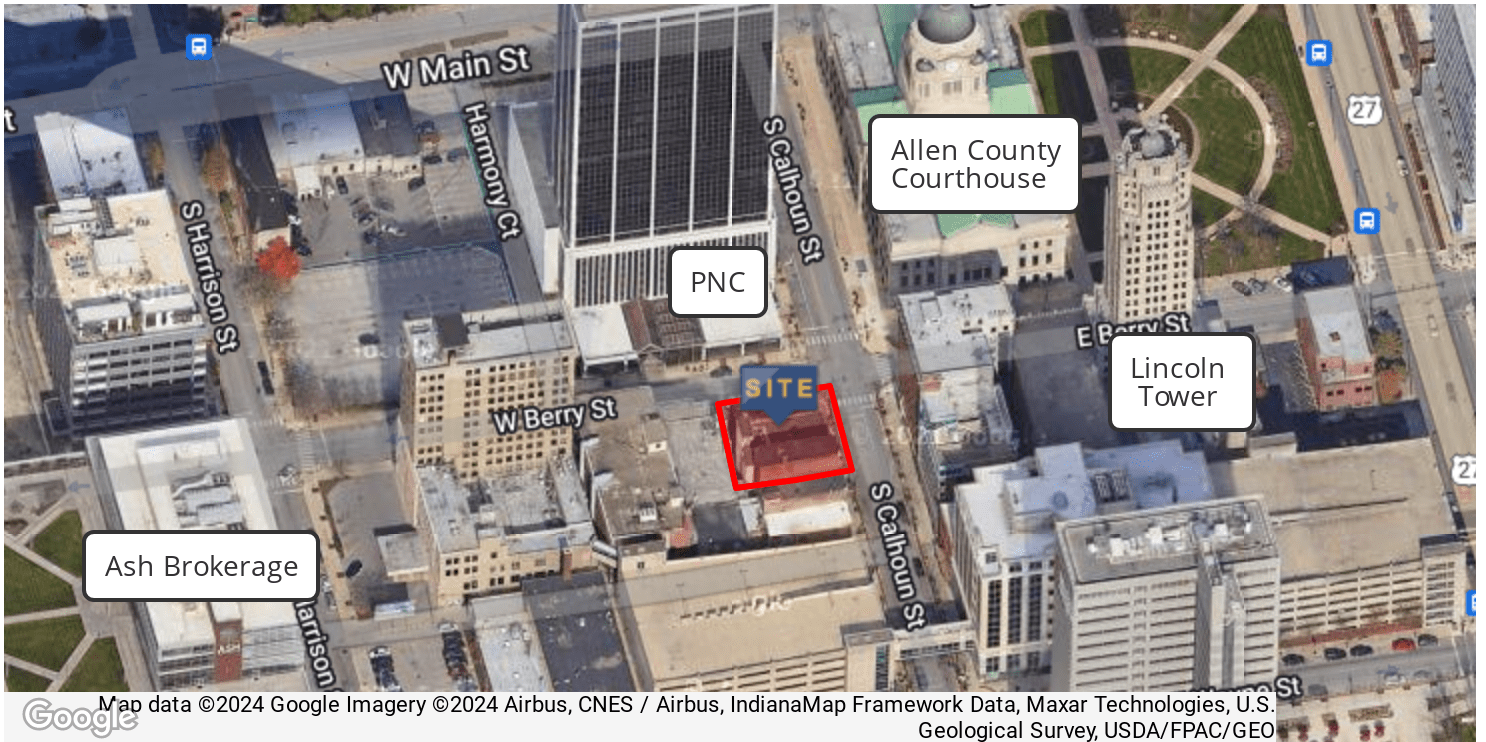


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# LOCATION MAP

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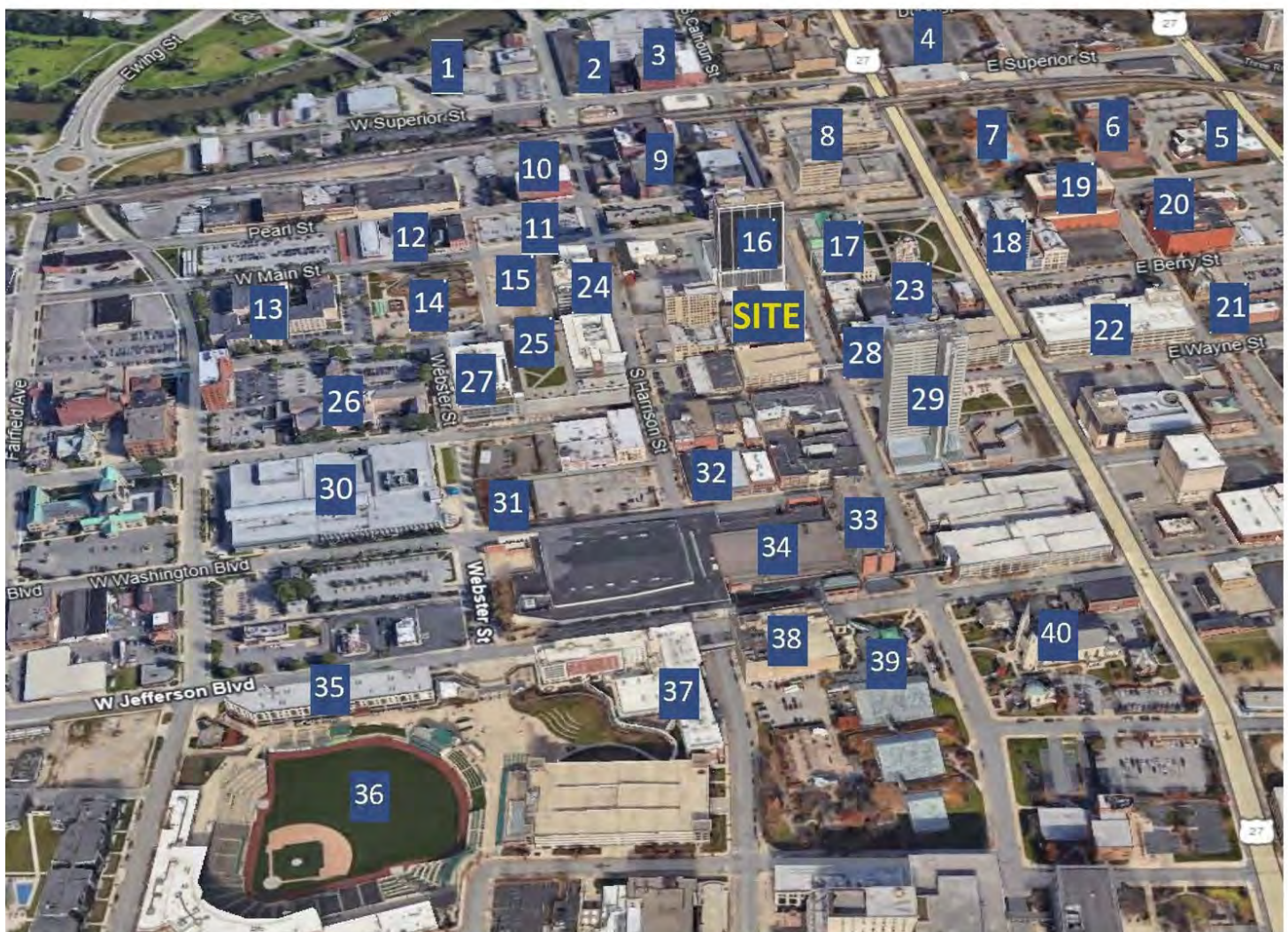
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# DOWNTOWN ATTRACTIONS

## 2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE

1. Promenade Park
2. Riverfront at Promenade Park
3. Superior Lofts
4. Lofts at Headwaters Park
5. United Arts Center
6. Fort Wayne Museum of Art
7. Freimann Square
8. Rousseau Center
9. The Landing
10. Randall Lofts
11. The Bradley
12. The Pearl
13. Edsall House Apartments
14. Community Center
15. Star Bank Headquarters
16. PNC Bank Building
17. Allen County Courthouse
18. Anthony Wayne Condos
19. 1st Source Bank Center
20. Auer Center for Arts & Culture
21. The History Center
22. Citizens Square
23. Lincoln Tower
24. Fifth Third Bank
25. The Ashberry
26. First Presbyterian Church
27. Skyline Tower
28. Indiana Center
29. Indiana Michigan Power Center
30. Allen County Public Library
31. Firefighter's Museum
32. Visitors Center
33. The Hilton
34. The Grand Wayne Center
35. The Harrison
36. Parkview Field
37. Hampton Inn & Suites
38. The Embassy
39. Botanical Gardens
40. Cathedral of Immaculate Conception



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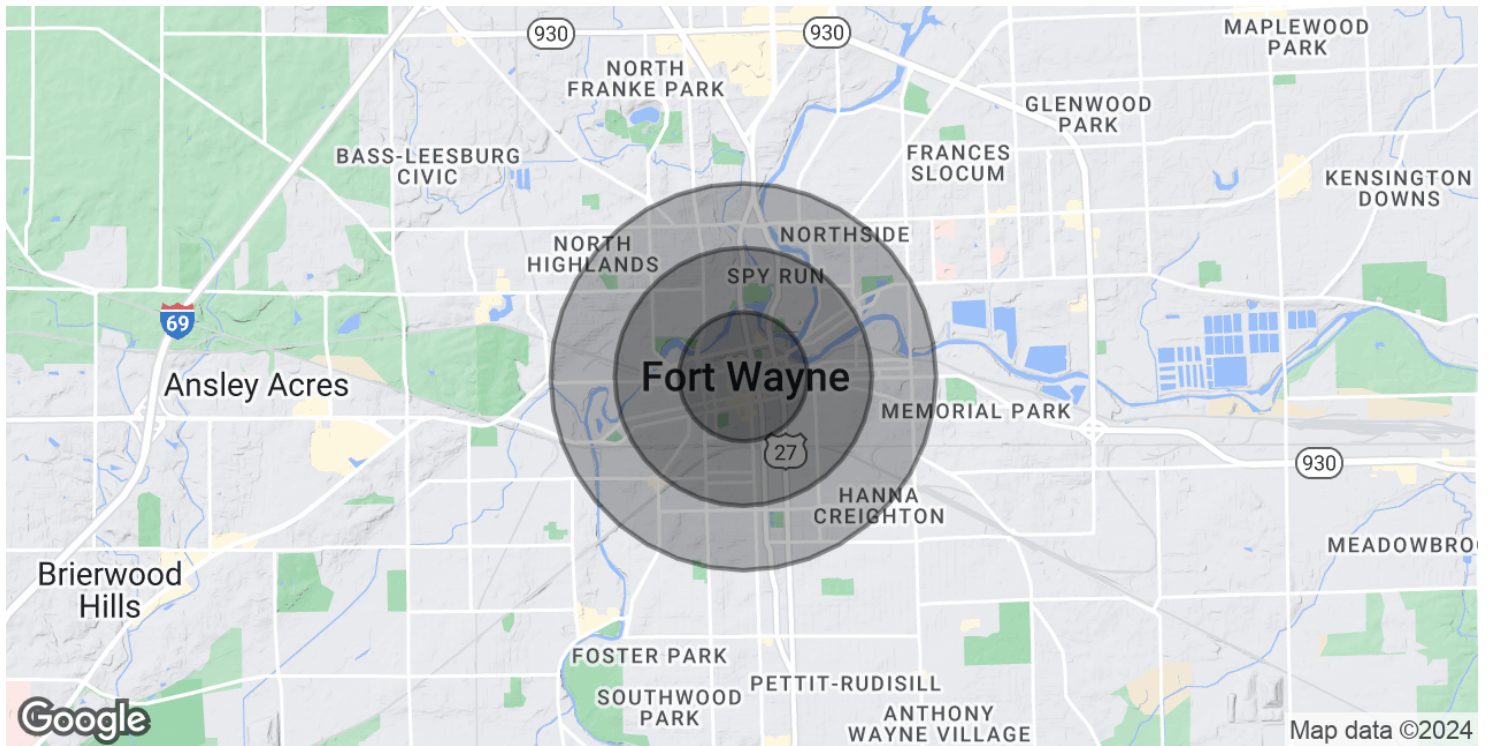


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# DEMOGRAPHICS MAP & REPORT

2 STORY, 5,958 SQ. FT. BUILDING AVAILABLE FOR SALE



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,750	12,979	31,584
Average Age	32.8	33.3	32.8
Average Age (Male)	35.5	34.3	33.7
Average Age (Female)	33.9	34.0	32.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,485	6,995	15,783
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$48,606	\$43,907	\$42,118
Average House Value	\$90,864	\$102,707	\$90,893

2020 American Community Survey (ACS)



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