



FOR **SALE** RETAIL
PROPERTY



5700 Bluffton Road
Fort Wayne, IN 46809

Successful/Operating Restaurant With Airbnb Rental

About The Property

- 3,156 SF - Restaurant with strong sales
- 1,600 SF - Recently updated Airbnb with frequent bookings
- All furniture, equipment and fixtures included with sale
- Large kitchen area with two 8 foot exhaust hood systems
- 1.01 Acres with detached garage
- Sale Price \$1,250,000 - Business & Real Estate
- Sale Price \$625,000 - Business Only



the
Zacher
company

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PROPERTY INFORMATION

SUCCESSFUL/OPERATING RESTAURANT WITH AIRBNB RENTAL

BUILDING SIZE/LOCATION/ZONING

Street Address	5700 Bluffton Road
City, State, Zip	Fort Wayne, IN 46809
Total Building Size	4,756 SF
Main Level	3,156 SF
Upper Level	1,600 SF
Lot Size	1.01 Acres
Zoning	C2/Limited Commercial

PRICE/AVAILABILITY

Sale Price:		
	Business & Real Estate	\$1,250,000.00
	Business Only	\$625,000
Sale Price/SF		\$262.83
Available		Immediately

BUILDING DATA

Date of Construction		1949
Airbnb remodeled		2023
Roof		Asphalt Shingle
Heat:		Gas-Forced
	Main Level	Two units
	Upper Level	One unit
Air Conditioning:		Central
	Main Level	Two units
	Upper Level	One unit
Hood		Two - 8'
Restrooms:		Three
	Main Level	Two
	Upper Level	One
Walk-in Cooler		Yes
Walk-in Freezer		Yes
Storage Attic		Yes

PROPERTY TAXES

Parcel Number	02-12-22-351-042.000-074
Tax Year	2025 Payable 2026
Assessment: Land	\$80,200
Improvements	\$165,200
Total Assessment	\$245,400
Annual Taxes	\$6,366.12 (\$1.34/SF)

POPULATION DEMOGRAPHICS

1 Mile	5,237
5 Miles	130,184
10 Miles	295,281

ADDITIONAL INFORMATION

All personal property and fixtures included.
 Kitchen equipment and furniture list available upon request.
 Business sales information available upon request.
 In the case of business only purchase, business management and staff are willing to stay in place for passive investment.



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SUCCESSFUL/OPERATING RESTAURANT WITH AIRBNB RENTAL

Waynedale Café – Established Turnkey Restaurant with Real Estate and Expansion Potential in Fort Wayne, Indiana

Property Overview:

Presenting an exceptional opportunity to acquire the **Waynedale Café**, a well-established and profitable restaurant located at **5700 Bluffton Rd, Fort Wayne, IN**. Operating since 2009, this sale offers flexibility to potential buyers, with options to purchase the entire property—including the restaurant business, real estate, and rental units—or solely the restaurant business and its assets. Additionally, two adjacent vacant lots are available for separate purchase, providing significant expansion or redevelopment potential.

Key Features:

- **Longstanding Success:** With over 15 years under current ownership, Waynedale Café has cultivated a loyal customer base and consistently generates steady profits.
- **Prime Location:** Situated in the Waynedale neighborhood, the café benefits from high visibility and accessibility, attracting both local patrons and visitors.
- **Comprehensive Inventory:** The sale includes all restaurant inventory and supplies, featuring a new hood, 2-bay fryer, walk-in freezer/cooler, gas grill, two gas stoves, over six commercial coolers, and a sizable 3-door freezer.
- **Restaurant's Financial Highlights:**
 - **Total Sales (2024): \$610,327.56**
 - This revenue is generated solely from the restaurant operations, encompassing dine-in, takeout, and delivery services.
 - **Net Operating Income: \$222,816.11**
 - Reflects efficient management and a loyal customer base.
- **Additional Revenue Streams:**
 - **Fully Furnished Rental Unit:** The upper floor houses a fully furnished rental unit, generating approximately \$1,700 to \$2,000 monthly. Equipped with automated systems, this unit ensures a hassle-free experience for guests.
 - **Tenant-Leased Restaurant:** A second restaurant operates in the building during evenings and weekends, contributing an additional \$2,200 in monthly rental income.
 - **Estimated Annual Rental Income:** Combined, these rentals provide an estimated \$48,000 to \$50,400 annually, enhancing the property's profitability.



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- **Recent Renovations:** The building has undergone significant updates, including new LED lighting in outdoor signs, dining area, and kitchen; a new hood; a 6-year-old roof with a 15-year commercial warranty; and new kitchen wall tiles. The rental unit features new lighting fixtures, vinyl plank flooring, fresh paint, and a high-efficiency HVAC system. All three HVAC systems in the building are less than five years old.
- **Expansion Potential:** The restaurant currently sits on a 1.015-acre lot. Two adjacent vacant lots, measuring 0.507 acres and 0.512 acres respectively, are available for separate purchase. This expanded footprint offers numerous possibilities, including:
 - **Expansion of Existing Operations:** Increase seating capacity, add outdoor dining areas, or expand kitchen facilities to accommodate a larger clientele.
 - **Additional Commercial Development:** Develop complementary businesses such as a bakery, coffee shop, or retail spaces to create a diversified commercial hub.
 - **Mixed-Use Development:** Construct residential units above commercial spaces to generate additional rental income and create a vibrant, multi-use property.
 - **Community Space:** Develop event spaces, community gardens, or recreational areas to enhance community engagement and attract more visitors.

Purchase Options:

1. **Entire Property:** Acquire the restaurant business, real estate, and rental units for **\$1.25 million**.
2. **Restaurant Business Only:** Purchase the restaurant business and all associated assets, excluding real estate, for **\$625,000**.
3. **Adjacent Vacant Lots:** The two adjacent vacant lots are available for separate purchase. Interested buyers can inquire about pricing and further details.

Management Continuity:

Current ownership is willing to remain in place to ensure a smooth transition, providing stability and continuity for the new owner. Further details can be discussed upon inquiry.

Investment Opportunity:

This offering presents a rare chance to own a turnkey restaurant with multiple income streams and significant expansion potential in a desirable location. The combination of a successful dining establishment, valuable real estate, and adjacent development-ready land makes this a compelling investment for seasoned restaurateurs and entrepreneurs alike.

Note: Financial details and additional information are available upon request to qualified buyers.

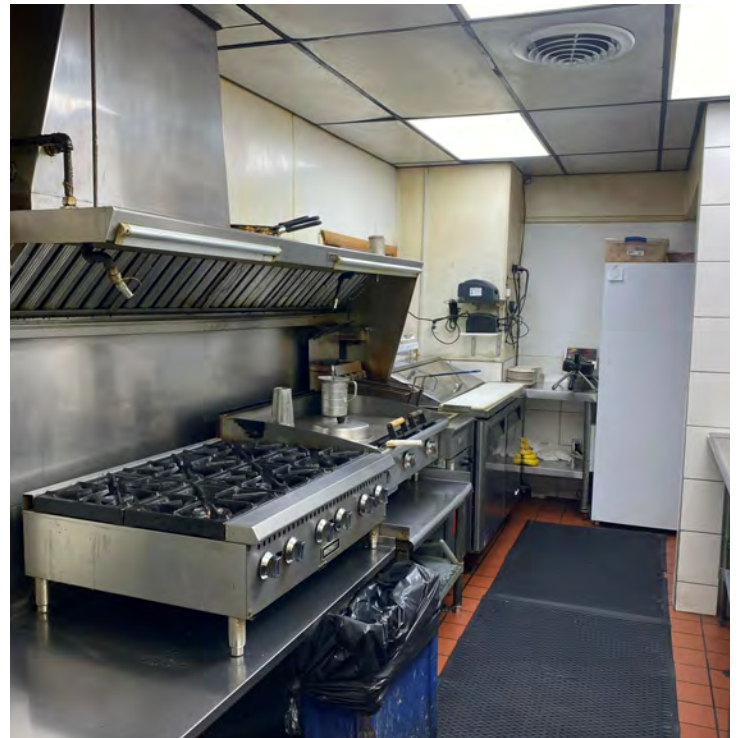
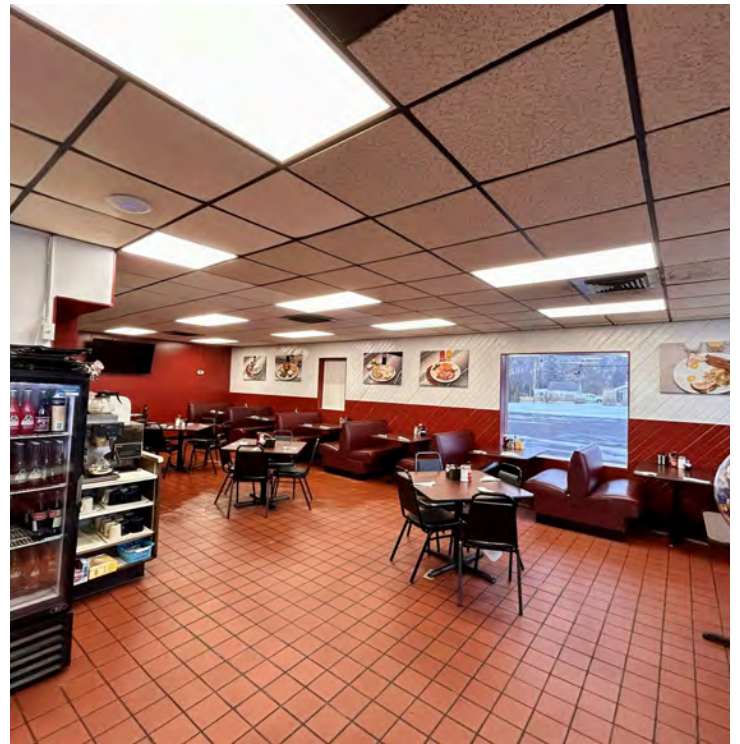


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ADDITIONAL PHOTOS

SUCCESSFUL/OPERATING RESTAURANT WITH AIRBNB RENTAL



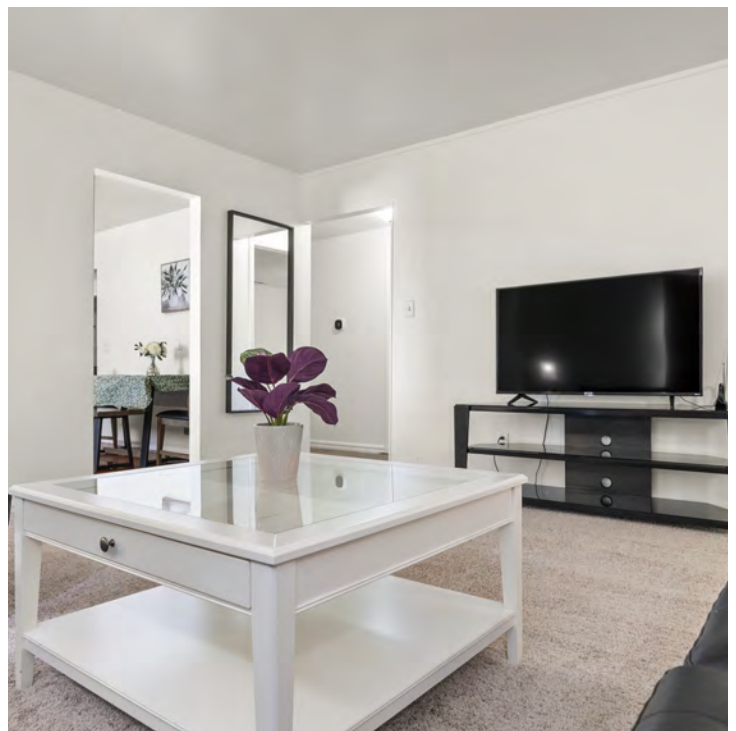
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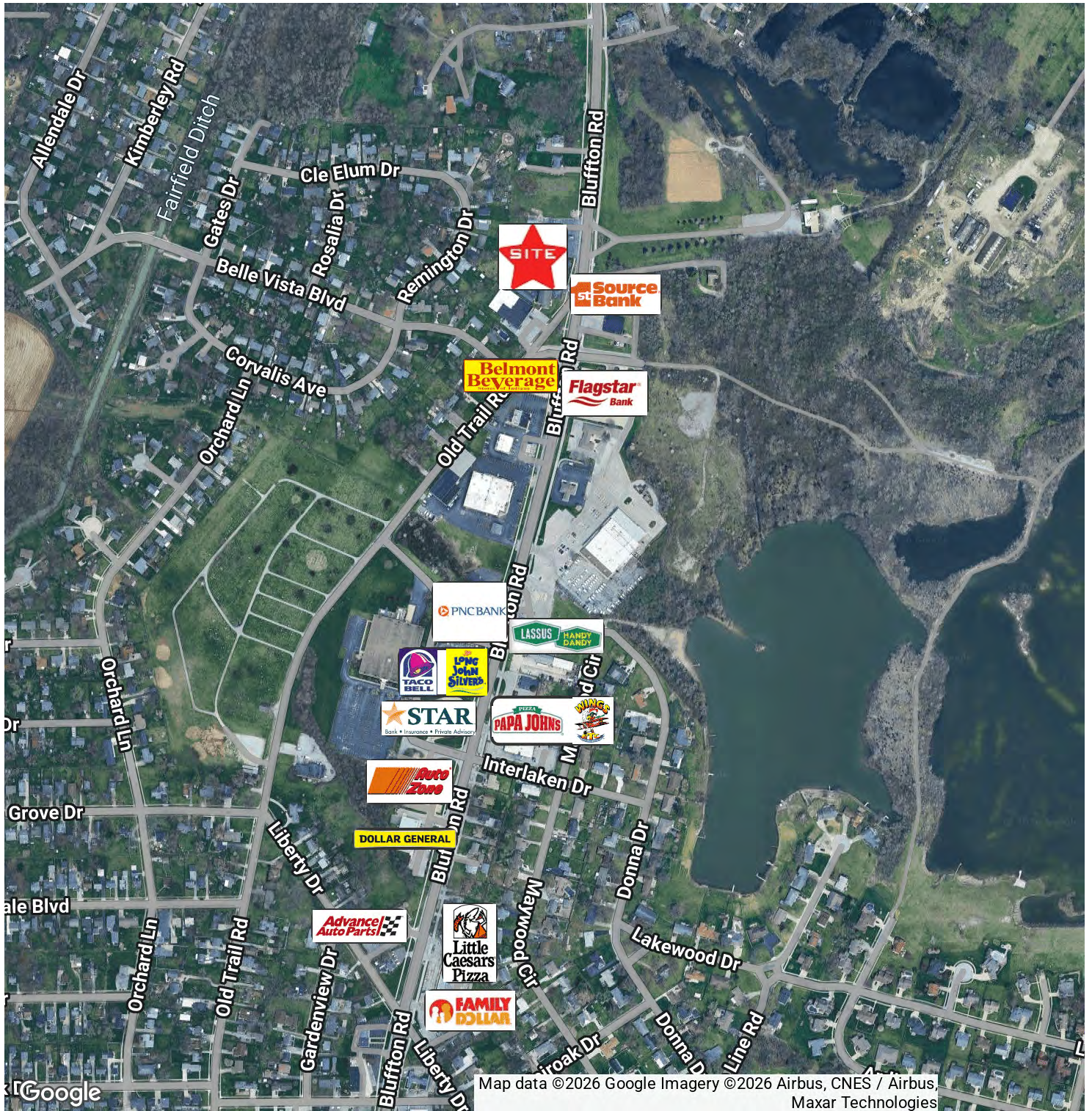
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RETAILER MAP

SUCCESSFUL/OPERATING RESTAURANT WITH AIRBNB RENTAL



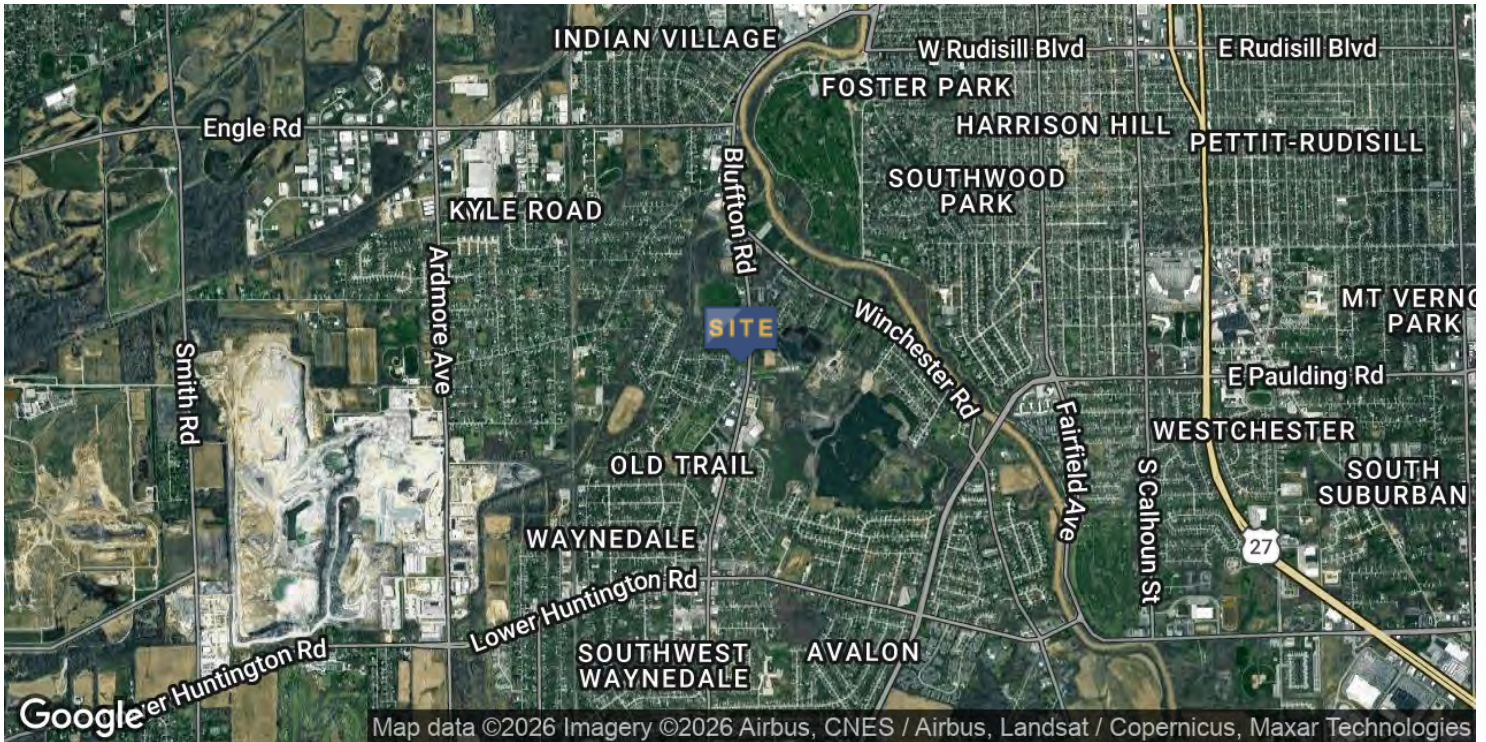
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LOCATION MAP

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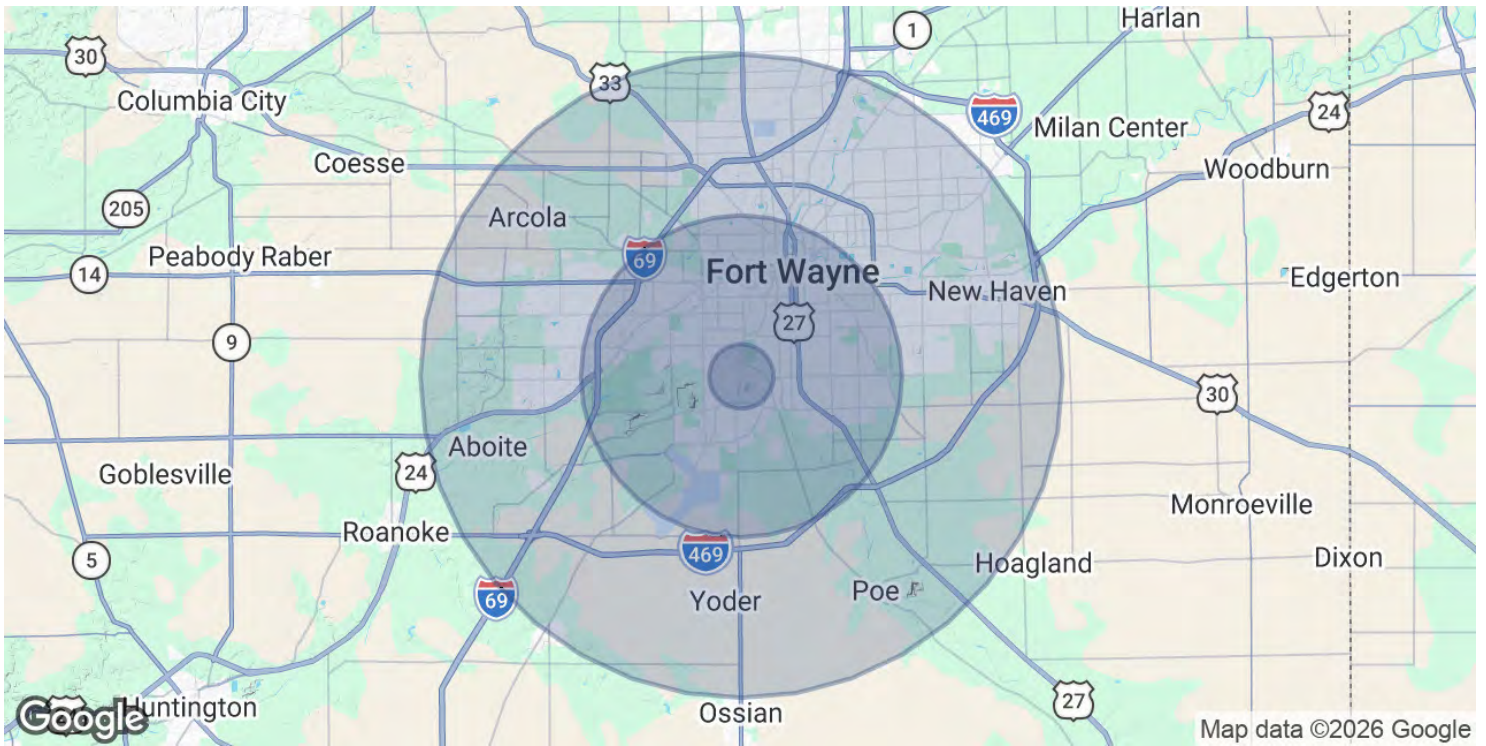
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DEMOGRAPHICS MAP & REPORT

SUCCESSFUL/OPERATING RESTAURANT WITH AIRBNB RENTAL



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,237	130,184	295,281
Average Age	44.2	34.9	36.7
Average Age (Male)	43.9	33.9	35.1
Average Age (Female)	43.4	36.2	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,624	59,943	129,317
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$53,220	\$48,278	\$62,243
Average House Value	\$106,491	\$95,471	\$124,842

2020 American Community Survey (ACS)



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