

Multi-Use Commercial Building

101,442 SF

200 E Superior Street, Fort Wayne, Indiana

*Re-Development Opportunity In The Heart of
Downtown Fort Wayne's Revitalization Area!*



David W. Nugent, CCIM, SIOR

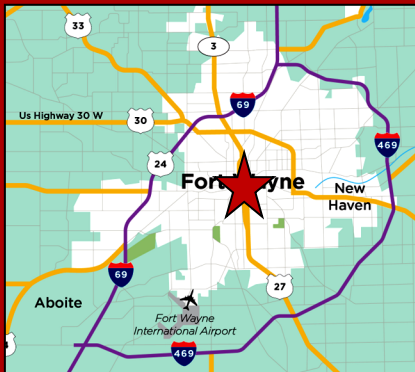
Cell: (260) 704-3283

dn@bnd.net



Property Location

200 E. Superior Street
Fort Wayne, IN 46802



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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Property Location

Located in downtown Fort Wayne at a major intersection of Clinton and Superior Streets, this historic building is situated between Headwaters Park and Freimann Square, within walking distance to restaurants, retail, entertainment, financial, legal and governmental offices.



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Property Information

Sale Price:
\$2,950,000

Sale Information

Sale Price	\$2,950,000
Annual Taxes	\$21,440.06
Tax Year / Pay Year	2025 /2026

Property Highlights

Parcel Number	02-12-02-281-001.000-074
Address	200 E. Superior Street
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale
Total Building Size	82,044 SF Plus 19,398+/- SF Lower Level
Land Size	0.89 Acres (Approx. 367' x 106.5')
Zoning	DC - Downtown Core
Parking	Paved 0.235 Acres



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Property Information

Building Information

Construction Type	Concrete With Brick Exterior
Construction Year	1900
Number of Floors	Four plus Lower Level
Foundation	Concrete
Floor	Concrete
Lighting	Fluorescent
Heating System	GFA (Office Only)
Air Conditioning	Office Only
Sprinkler System	Dry System
Ceiling Height	1st Floor: +/- 14'10" 2nd – 4th Floors: +/- 10'1"
Docks	Two Interior
Overhead Doors	Two
Elevators	Two Freight

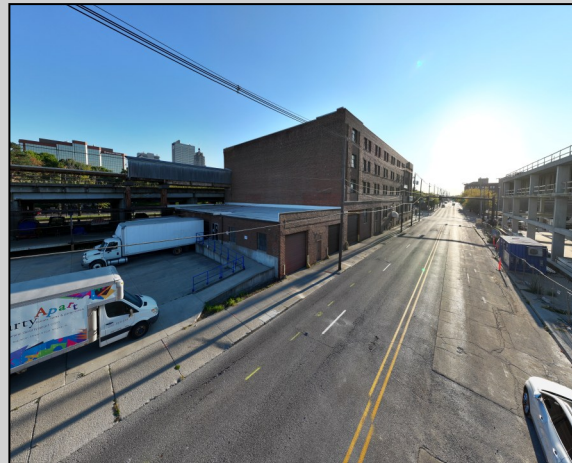
2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,532	91,668	185,515
Avg. H/H Income	\$64,445	\$64,389	\$68,184



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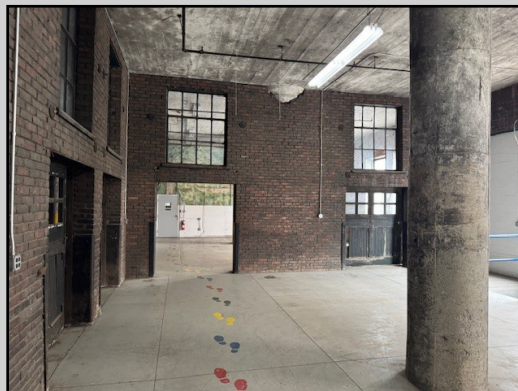
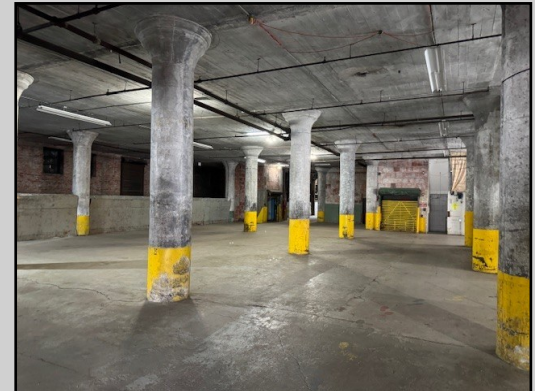
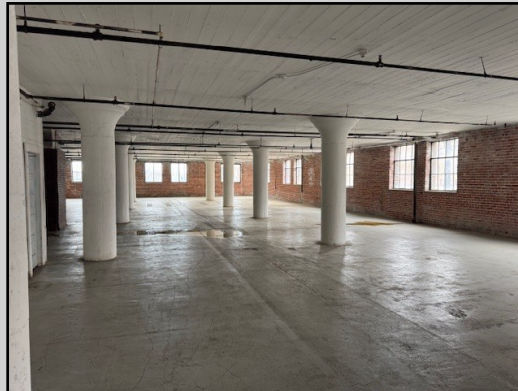
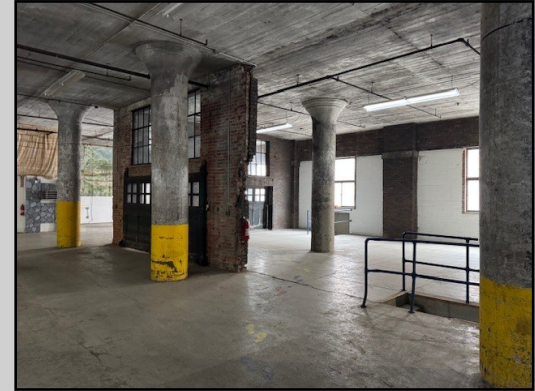
Aerial Photos



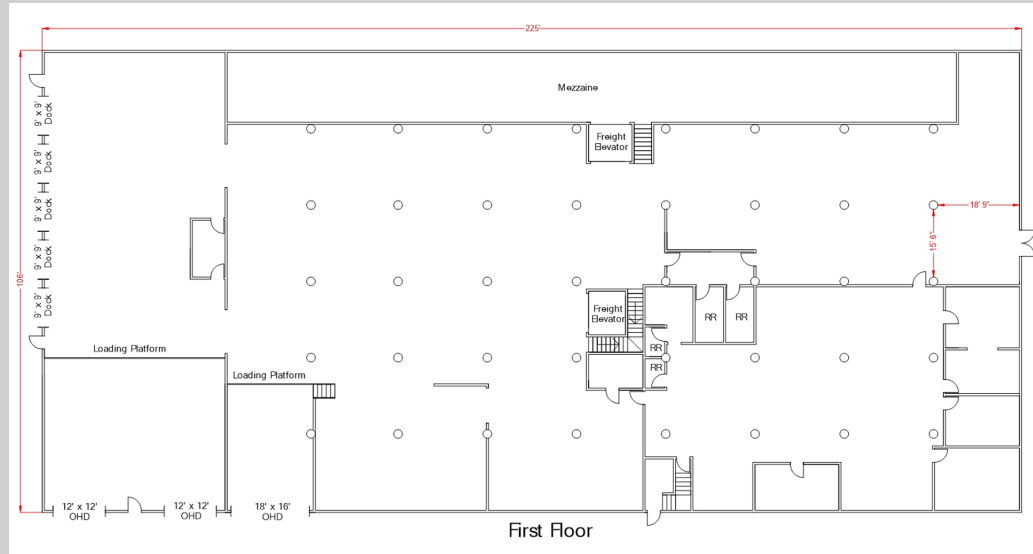
Exterior Photos



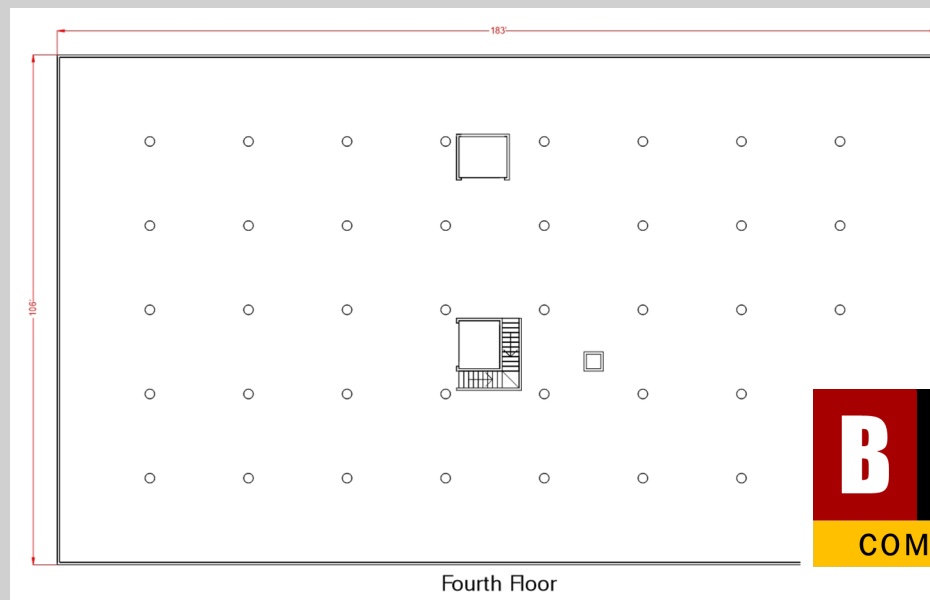
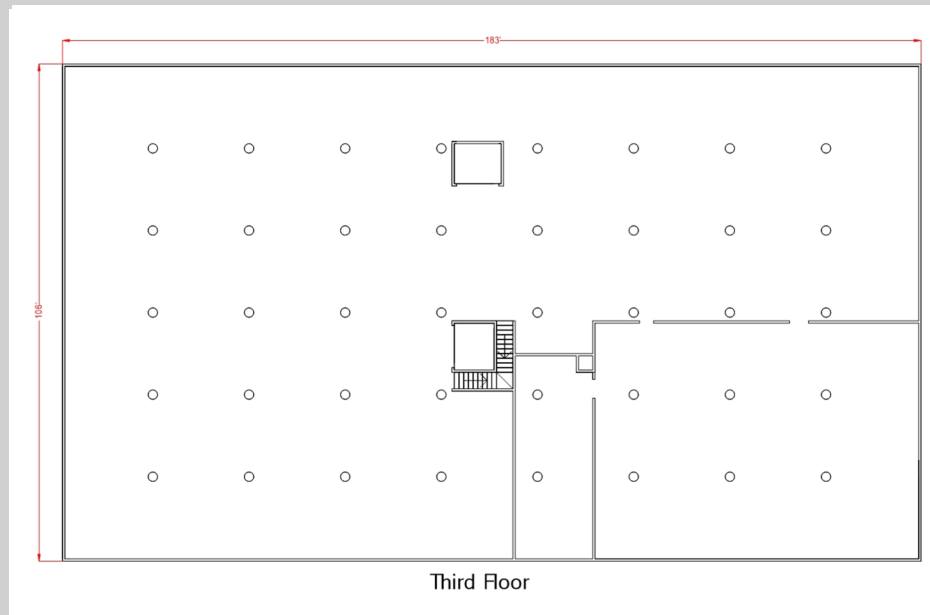
Interior Photos



Space Plan Floors 1 & 2



Space Plan Floors 3 & 4



Property Aerial

