

10729 COLDWATER RD

FORT WAYNE, IN 46845



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Fort Wayne, IN 46845



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$986,000
Building Size:	7,136 SF
Occupancy:	100%
Lot Size:	1.05 Acres
Number of Units:	5
Price / SF:	\$138.17
Year Built:	1998
Zoning:	C-1 (Commercial)
Market:	North Fort Wayne

PROPERTY OVERVIEW

Prime owner/user or investment opportunity for 100% occupied office at 10729 Coldwater Rd in Fort Wayne, IN. This multi-tenant 7,136 SF, 5-unit office building, was built in 1998 with recent renovations completed in 2017. Zoned C-1 (Commercial), this multi-tenant property boasts large windows that provide abundant natural light, making it an ideal space for a dental or medical owner/operator. With a large parking field, including 35 spaces and handicap designated spaces, it's set in a high-visibility location with a daily traffic count of 27,526 vehicles. Located within the Coldwater and Dupont road commercial corridor, this office building is surrounded by dense residential with prime visibility.

PROPERTY HIGHLIGHTS

- Prime location on Coldwater Rd at full access signal
- Access to Dupont Road through Dupont Village Shopping Center
- Large parking field 35 spaces and handicap designated spaces
- Ideal location for dental, medical, or owner/operator
- Zoned Commercial with potential up-zone for retail use
- Multi-tenant office building with large windows and abundant natural light
- High visibility location with 27,526 vehicles traveling past daily
- End of 2026 pro forma ~ 8.85% cap rate

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RETAILER MAP



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PROPERTY PHOTOS | UPPER LEVEL



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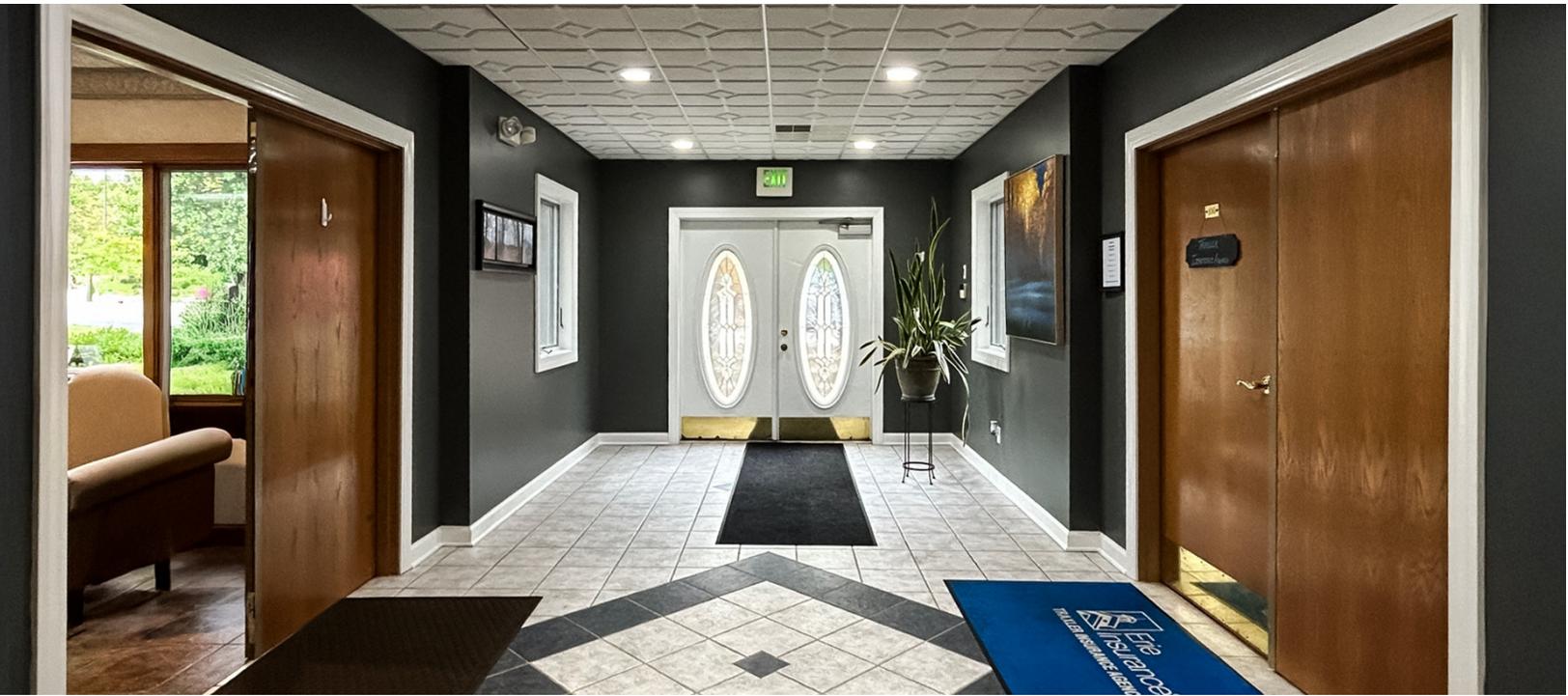
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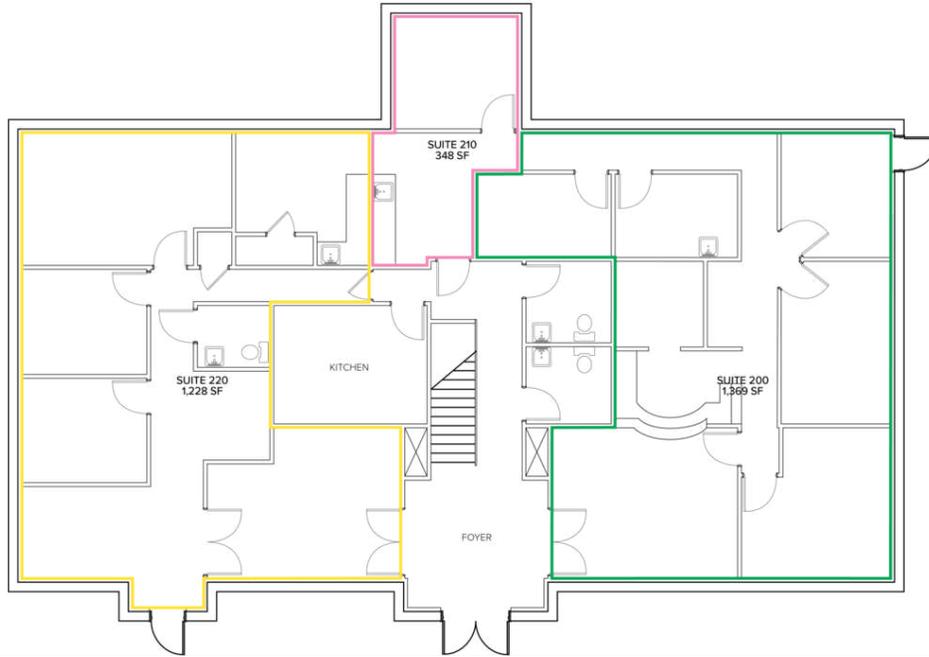
PROPERTY PHOTOS | LOWER LEVEL



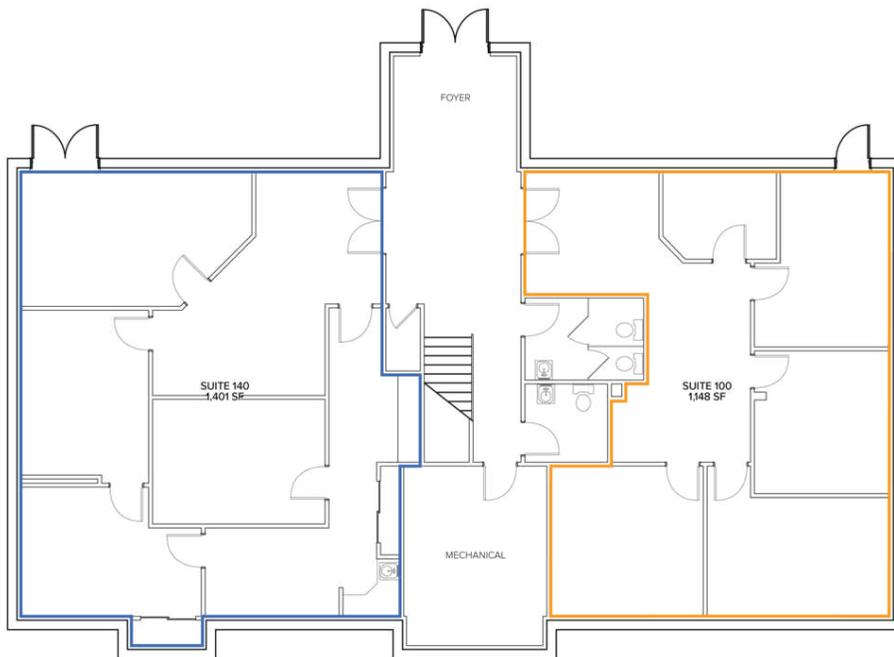
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BUILDING SITE PLAN



UPPER LEVEL | 3,568 SF



LOWER LEVEL | 3,568 SF

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PROPERTY DETAILS

SALE PRICE

\$986,000

LOCATION INFORMATION

Street Address	10729 Coldwater Rd
City, State, Zip	Fort Wayne, IN 46845
County/Township	Allen/Perry
Market	North Fort Wayne
Side Of Street	West
Road Type	Arterial

BUILDING INFORMATION

Building Size	7,136 SF
Price / SF	\$138.17
Year Built	1998
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	3,568 SF
Construction Status	Existing
Condition	Good
Roof	Replaced in 2017
Free Standing	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 (Commercial)
Lot Size	1.05 Acres
APN#	02-02-33-476-005.000-091
Lot Frontage	~200'
Lot Depth	~285'
Parking Lot	Surface
Parking Spaces	35 + Handicap
Signal Intersection	Yes
Traffic Count	