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COMMERCIAL LAND > FOR SALE

9.055 ACRES

6901 COLDWATER ROAD

FORT WAYNE, INDIANA

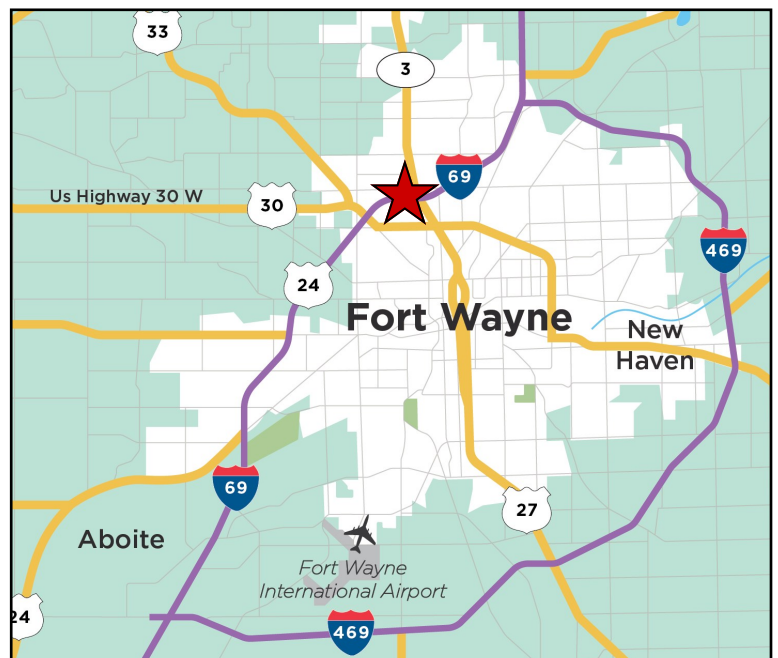


HIGHLIGHTS:

Acreage 9.055 Acres (potentially divisible)

- 400 feet from I-69 interchange
- Current C-1 Zoning
- Located on new Ludwig Road roundabout
- Located at new traffic light - Coldwater Road and Oakbrook Parkway
- Utilities and new roadways to site

Sale Price \$3,250,000 (potentially divisible)



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Site Plan



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9.055 ACRES
6901 COLDWATER ROAD
FORT WAYNE, INDIANA**Property Highlights**

Parcel Number (s)	02-07-14-278-016.000-073
Address	6901 Coldwater Road
City / State / Zip	Fort Wayne / IN / 46825
Sale / Lease	Sale
Land Size	9.055 Acres
Zoning	C1 - Professional Office and Personal Service
Dimensions	Approximately ±710' x 550'
Frontage	±550' Frontage on Coldwater Road
Traffic Count	29,400 VPD (2021)
Distance to Interstate	400' to I-69
Distance to Airport	Smithfield Airport - Less than 1 mile Fort Wayne International Airport - 21.1 Miles

Sale Information

Sale Price	\$3,250,000
Terms	Cash at Closing
Annual Taxes	\$1,790.64
Tax Year / Pay Year	2023 / 2024

Utilities

	Company
Gas	NIPSCO*
Electric	I & M*
Water	City of Fort Wayne*
Sewer	City Of Fort Wayne*
Storm Sewer	City Of Fort Wayne*

***Size and Location Information Available - See Broker**

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.

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