

Upside Potential: Downtown Retail/Office Condo Calhoun City Center, Fort Wayne, Indiana

***Rare Investment Opportunity
in Heart of Downtown Fort Wayne!***

***In The Heart of Downtown
Fort Wayne's
Revitalization Area!***



David W. Nugent, CCIM, SIOR

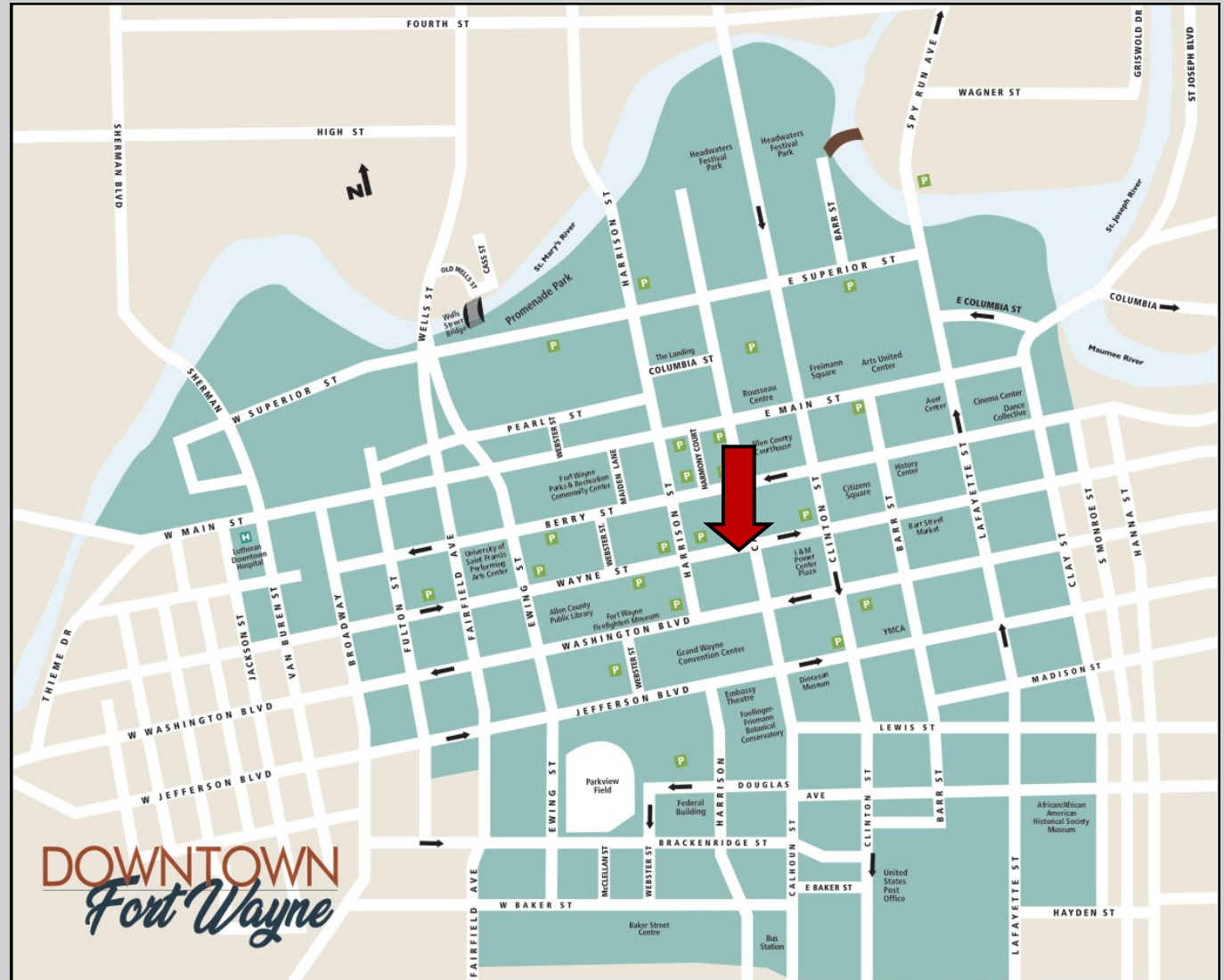
Cell: (260) 704-3283

dn@bnd.net



Property Information

Located in the heart of downtown Fort Wayne at a major intersection of Wayne and Calhoun Streets, this beautiful street-level office/retail space is within walking distance to restaurants, entertainment, financial, legal and governmental offices. Condo office is available for lease or the entire building may be purchased.



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 Information

Property Highlights

Parcel Number	02-12-02-458-002.000-074
Address	101 W. Wayne St., 111 W. Wayne St. & 904 S Calhoun St.
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale
Description	Calhoun City Center Office / Retail or Office Space
Zoning	DC - Downtown Core
Frontage	Approx. 186' on W. Wayne Approx. 158' on S. Calhoun
Parking	Nearby parking lots or street parking
Distance to Interstate	7 Miles to I-69
Distance to Airport	4.3 Miles to FW International
Available For Lease	5,605 SF (111 W. Wayne Street - divisible) 1,776 SF (904 S. Calhoun Street)
Available For Sale	9,505 SF



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Property Information

Building Information

Construction Type	Block
Number of Floors	One
Level	First floor Office/Retail space beneath 4 floors of residential condo units
Foundation	Reinforced concrete
Floor	Commercial flooring materials
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	Standard Electrical Service
Air Conditioning	Central Air
Sprinkler System	None
Restrooms	Two - 101-111 W. Wayne Street Two - 904 S. Calhoun Street

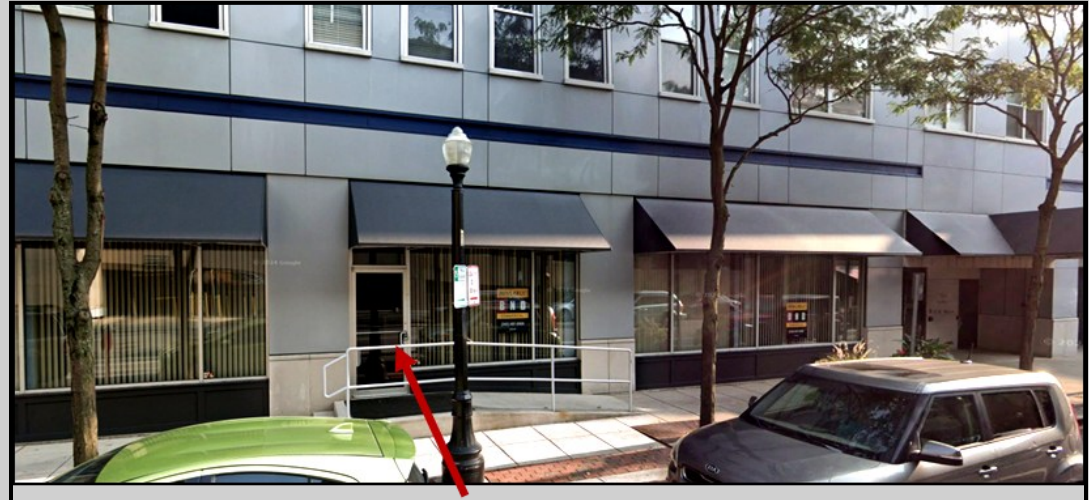
2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,766	92,616	183,181
Avg. H/H Income	\$63,568	\$65,086	\$68,755



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Property Photos



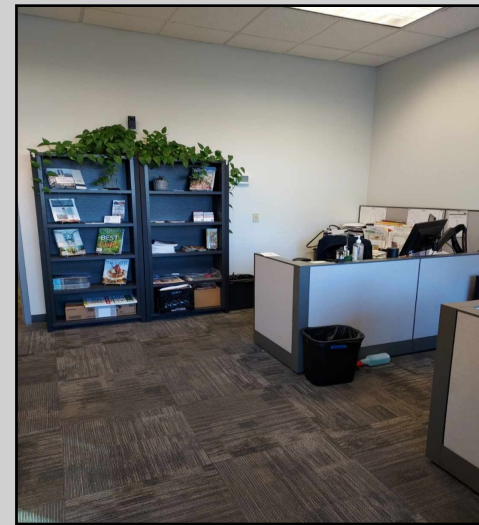
Entrance - 111 W. Wayne Street
(AVAILABLE)



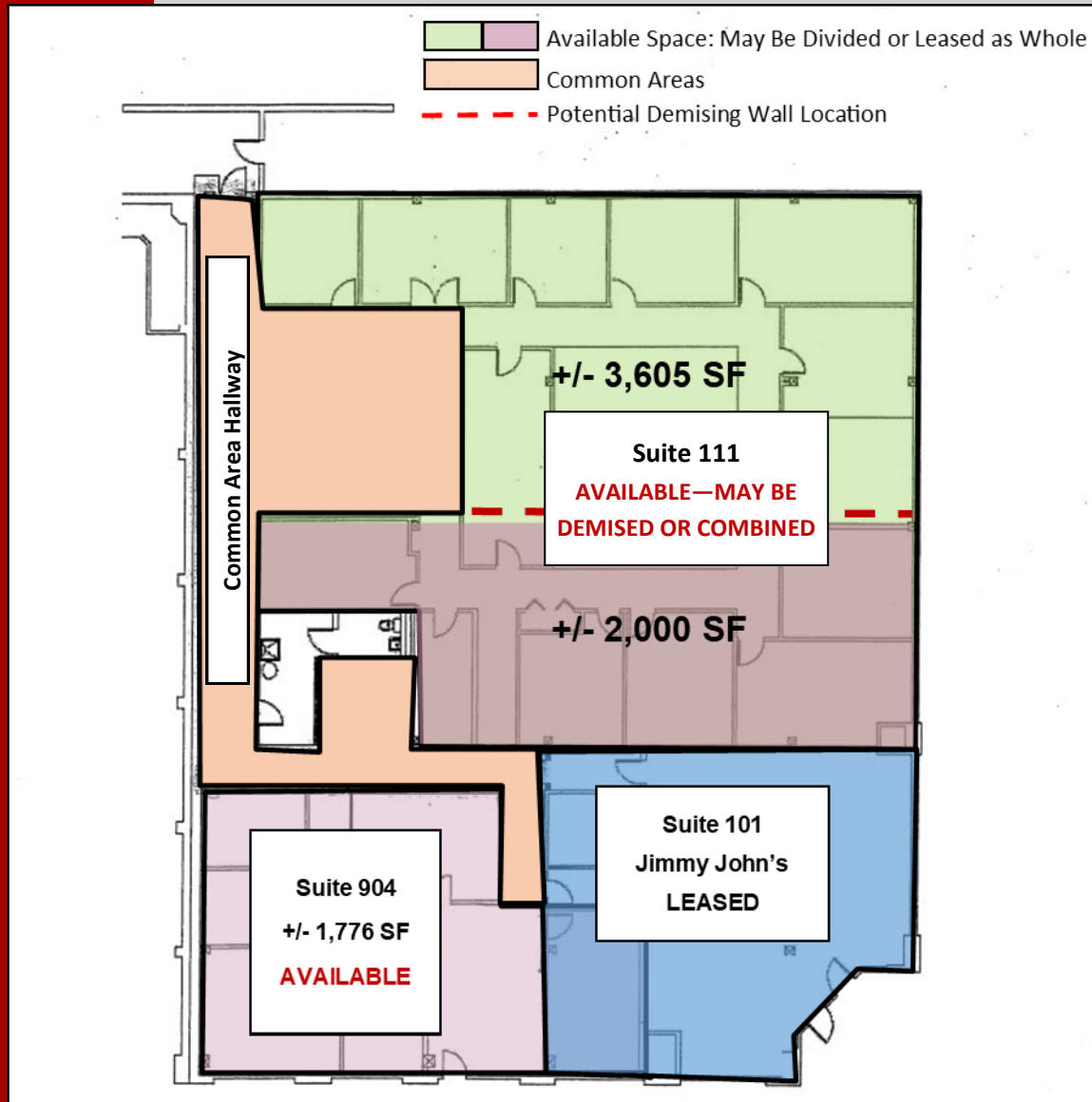
Entrance - 904 S. Calhoun Street (Available)



Interior Photos (111 W Wayne)



Space Plan



Financials

**Reduced Sale
Price:
\$899,000**

**Lease Rate:
Ask Broker About
Lease Incentives**

Lease Information

Reduced Lease Rate	\$10 -\$20/SF - First Year Rate for Qualified Long-Term Tenant
Lease Rate / Month	Ask Broker about Lease Incentives
Term of Lease	5+ Years
Type of Lease	Full Service

Sale Information

Reduced Sale Price	\$899,000 (originally \$1,600,000)
Terms	Cash at Closing
Annual Taxes	\$15,399.58
Tax Year / Pay Year	2024 / 2025

Operating Expenses

	2020	2021	2022	2023	2024
Association Dues	\$36,803	\$32,176	\$35,966	\$39,221	\$37,680
Avg. Janitorial Fees	\$8,400	\$8,400	\$8,400	\$8,400	\$6,900
Avg. Electrical Fees	\$15,719	\$15,539	\$16,484	\$13,728**	\$9,738
Property Insurance	\$5,361	\$5,488	\$5,573	\$4,653	\$6,176
Real Estate Taxes	\$16,162	\$15,627	\$15,171	\$15,486	\$15,373
Maintenance Repairs*	\$6,808	\$3,492	\$4,977	\$630**	\$4,035
TOTALS	\$89,253	\$80,722	\$86,571	\$82,118	\$79,902

* Not Reimbursed

** Partial Vacancy for 5 Months

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Financials

Rent Roll

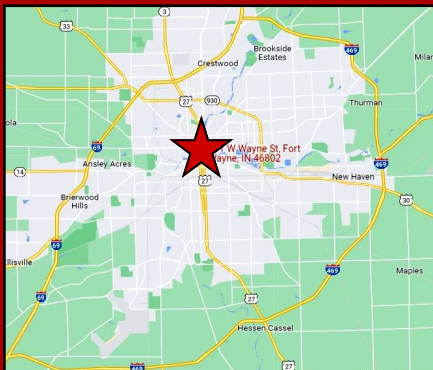
Address/Tenant	Size	Current Rate	Type of Lease	Lease Begins	Lease Ends	Notes
904 S. Calhoun Street Downtown Improvement District	1,776 SF	\$35,000/Year	Full Service	7/1/23	12/31/25	
101 W. Wayne Street Jimmy Johns	2,124 SF	\$45,887/Year	Triple Net	1/1/24	12/31/28	Last (4) years of option w/ rent increases
111 W. Wayne Street - Vacant	5,605 SF					
Total	9,505 SF					

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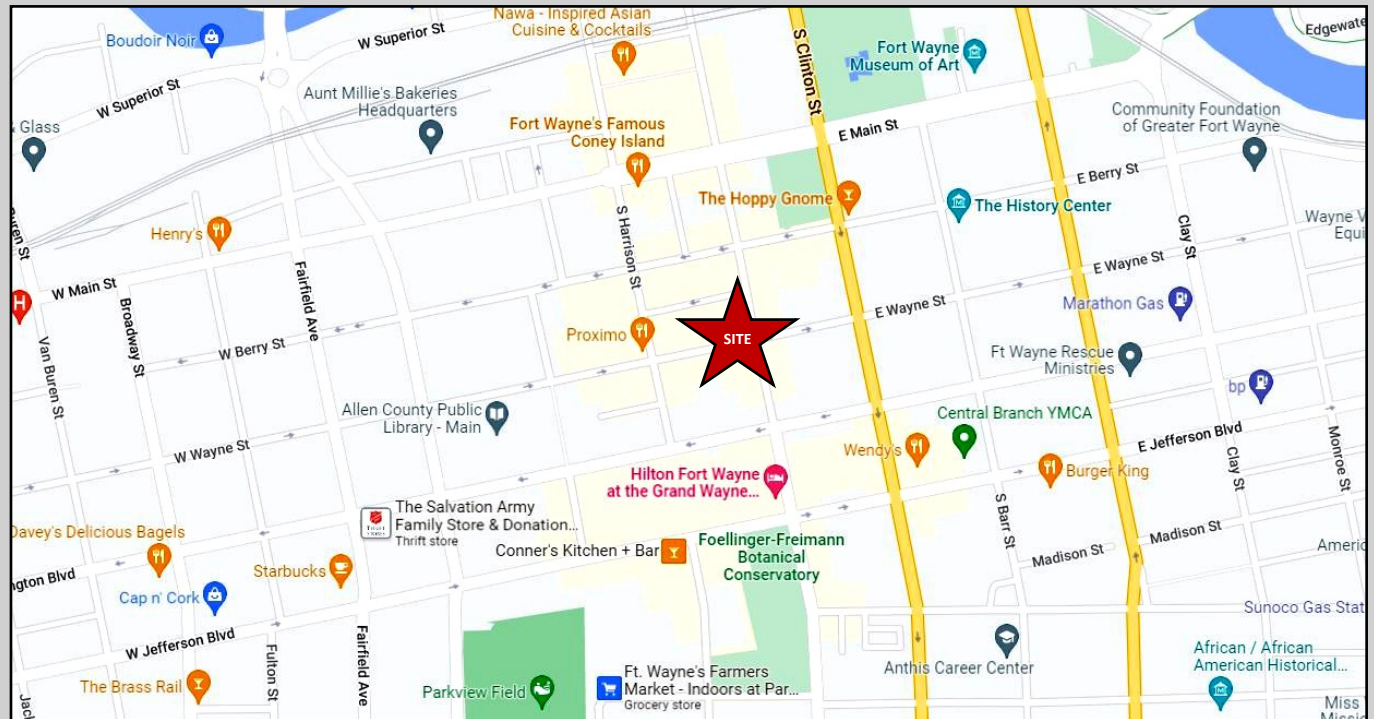


Location

Calhoun City Center
Fort Wayne, IN 46802



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Property Aerial



B N D
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