

# 901 CHESTNUT HILLS PKWY

*FORT WAYNE, IN 46814*



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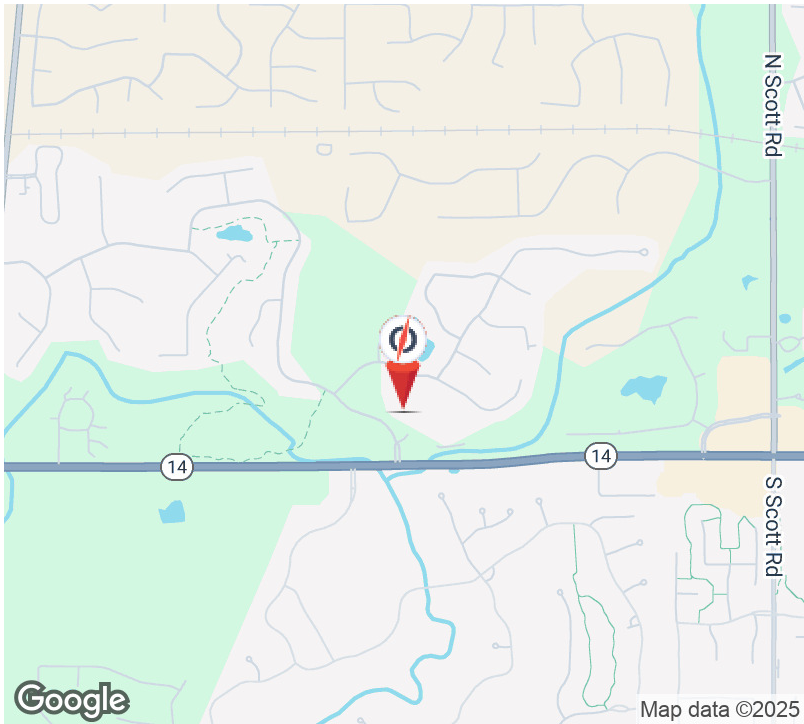


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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	19,936 SF
Lot Size:	3.81 Acres
Number of Units:	9
Price / SF:	\$125.40
Year Built:	1999
Zoning:	C-1 (Commercial)
Market:	Southwest Fort Wayne

### PROPERTY OVERVIEW

Introducing the prime investment opportunity at 901 Chestnut Hills Pkwy in Fort Wayne, IN. This 19,936 SF office building, comprised of 9 units, offers a lucrative proposition for office building investors. Built in 1999 and zoned C-1 (Commercial), the property sits in the thriving Southwest Fort Wayne area, already boasting a 59.75% occupancy rate. With a prime location and ample space for tenants, this property presents an attractive option for investors seeking a proven income-generating asset in the office real estate market.

### PROPERTY HIGHLIGHTS

- Suburban office in excellent Southwest location at the 9th hole of Chestnut Hills Country Club.
- Signal access to Office Park from the highly accessible Illinois Rd (SR 14).
- Ideally located West of the Illinois & Scott Road retail corridor with local retail shops, restaurants, and grocery store.
- Just 3 miles West of Interstate 69, Illinois Rd (SR 14) offers access to a regional Hospital and medical, big box stores, and a regional mall.

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## PROPERTY PHOTOS



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## RETAILER MAP



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## PROPERTY DETAILS

SALE PRICE		\$2,500,000	
LOCATION INFORMATION		PROPERTY DETAILS	
Street Address	901 Chestnut Hills Pkwy	Property Type	Office
City, State, Zip	Fort Wayne, IN 46814	Property Subtype	Office Building
County/Township	Allen/Wayne	Zoning	C-1 (Commercial)
Market	Southwest Fort Wayne	Lot Size	3.81 Acres
Cross Streets	Illinois Rd (SR 14)	APN#	02-11-04-453-008.000-038
Side Of Street	East	Lot Frontage	105
Market Type	Large	Lot Depth	205
Nearest Highway	Illinois Rd (SR 14)	Corner Property	No
		Traffic Count Street	Chestnut Hills - 2,635 & Illinois Rd - 21,282 VPD
BUILDING INFORMATION		PARKING & TRANSPORTATION	
Building Size	19,936 SF	Parking Type	Surface
Price / SF	\$125.40	Number Of Spaces	88
Year Built	1999	Parking Description	Large shared parking field with 88 spaces, handicap designated, and ADA accessible.
Building Class	B		
Occupancy %	60%		
Tenancy	Multiple		
Number Of Floors	1		
Condition	Excellent		
Number Of Buildings	1		
Office Buildout	Professional Office		
		UTILITIES & AMENITIES	
		Utilities Description	Paid by Landlord

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