

SHERWIN WILLIAMS MULTI-TENANT INVESTMENT

3427 N. CLINTON, FORT WAYNE, IN 46805



DENNIS CALLISON

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KIENAN O'ROURKE

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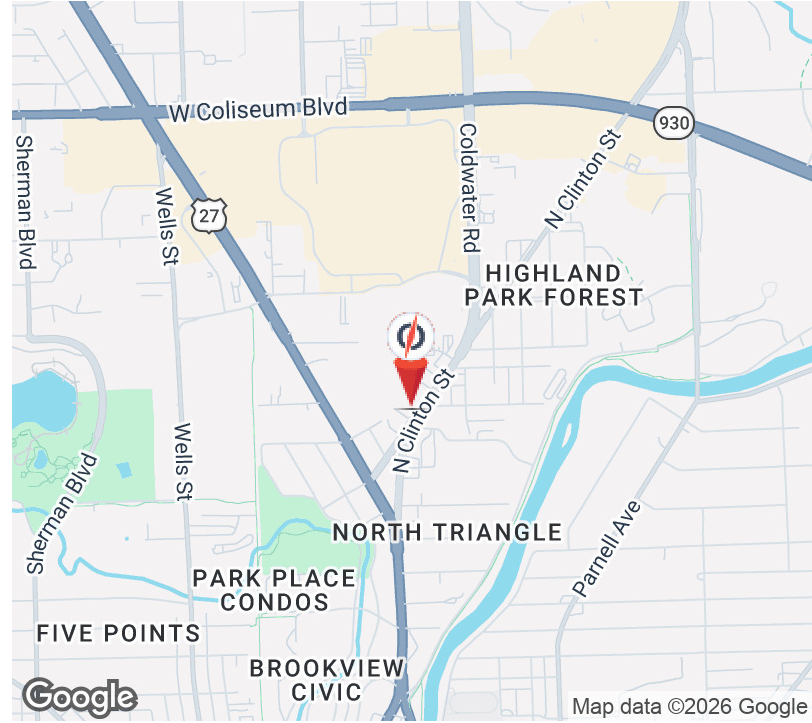
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-----------------------------------|
| Sale Price: | \$3,600,000 |
| Building Size: | 36,533 SF |
| Lot Size: | 3.58 Acres |
| Number of Units: | 5 |
| Price / SF: | \$98.54 |
| Cap Rate: | 8.3% |
| NOI: | \$299,295 |
| Year Built: | 1956 |
| Zoning: | C3 & I1 |
| Market: | North Downtown/Central Industrial |

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Fort Wayne, IN. This impressive property boasts a 36,533 square foot building with 5 units, ideal for industrial or office showroom use. Built in 1956, it is thoughtfully zoned for both C3 and I1, catering to a range of business needs. Strategically positioned in the industrial area, this property offers 100% occupancy, providing immediate income potential for savvy investors. With its solid infrastructure and desirable features, this property presents a compelling proposition for those seeking a lucrative addition to their commercial real estate portfolio in the bustling Fort Wayne market.

PROPERTY HIGHLIGHTS

- Excellent central location just North of downtown
- Investment opportunity - 100% occupied with 2 national credit tenants as anchors
- Full access to Clinton St. and close proximity to Lima Rd.
- Upside potential with lease structures and below market rents

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PROPERTY PHOTOS



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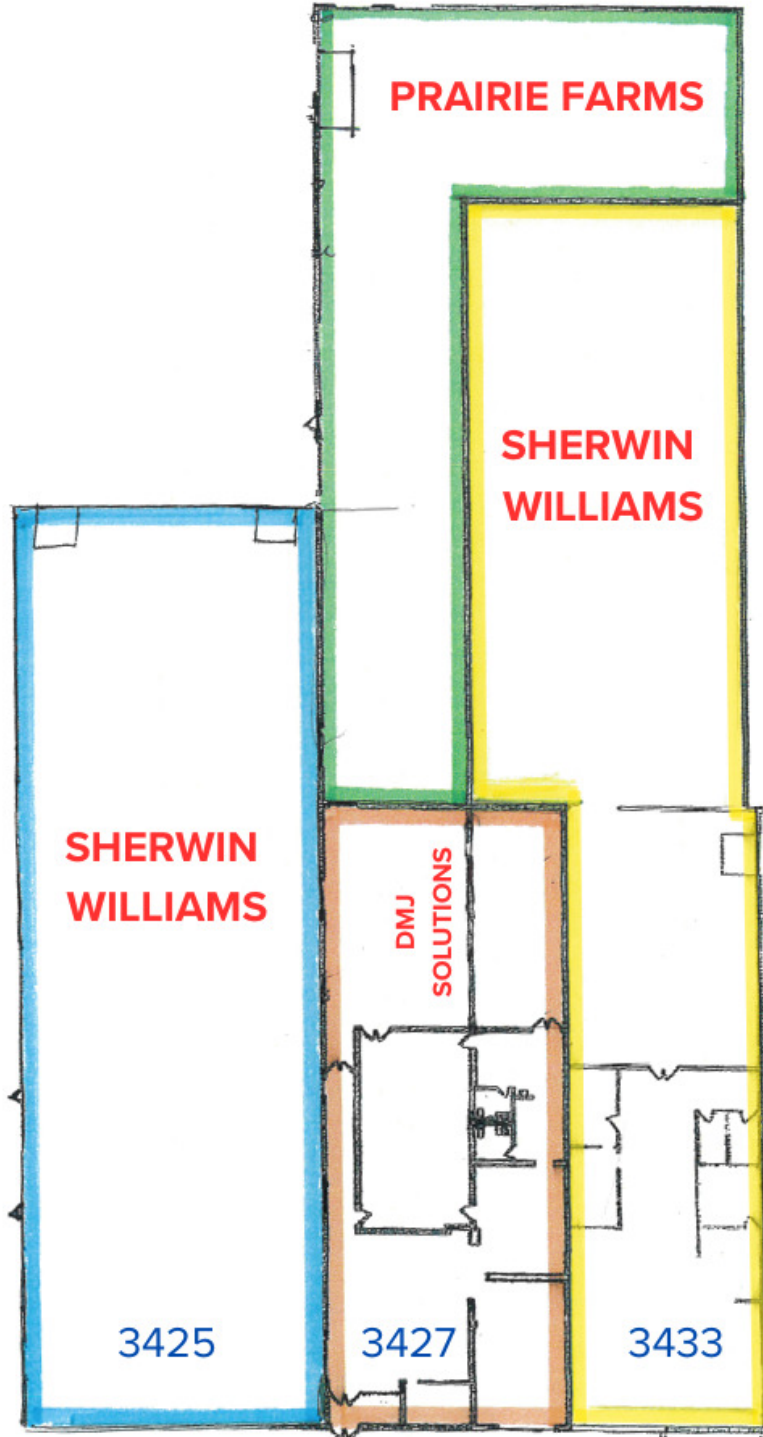
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FLOOR PLAN

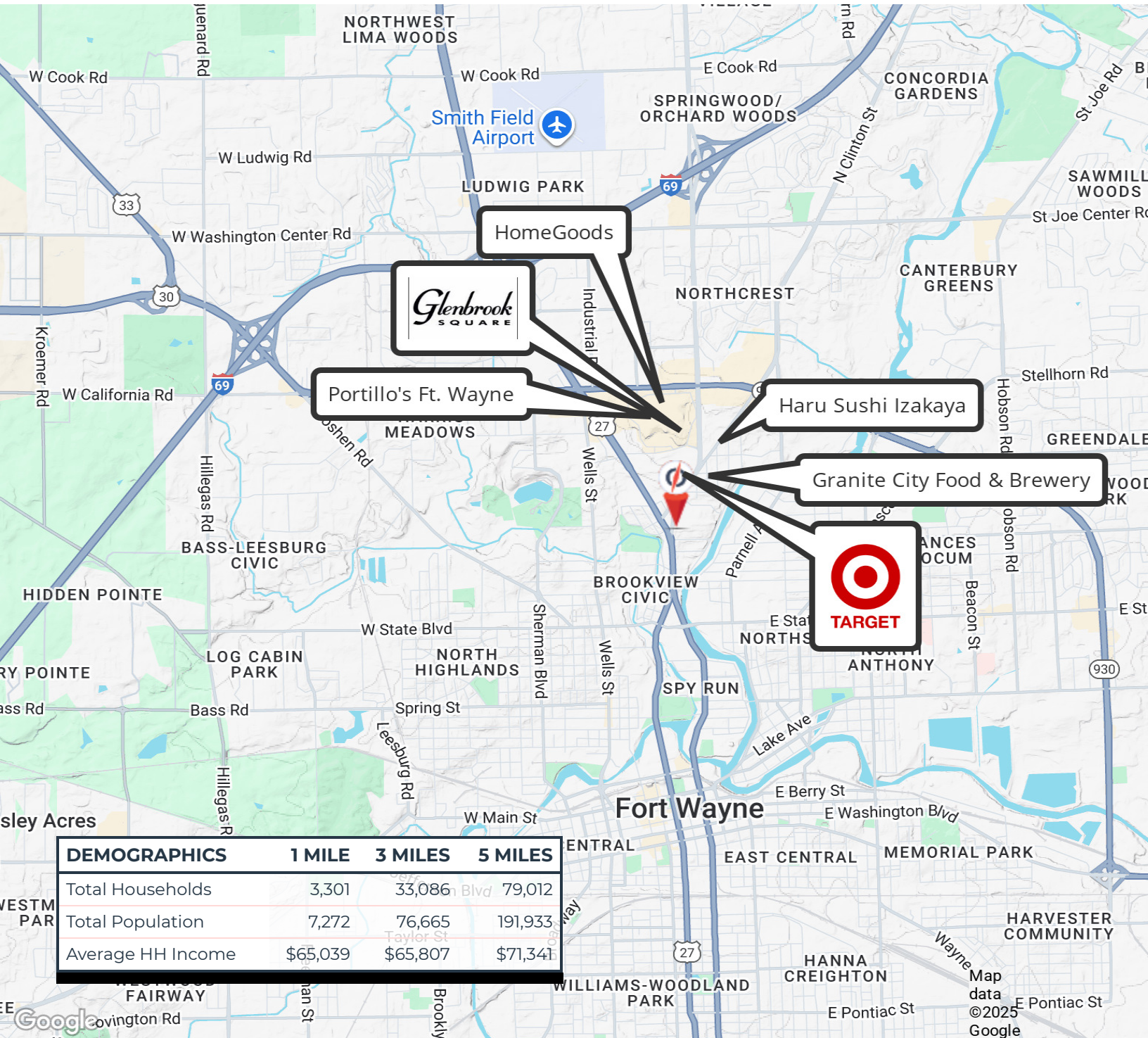


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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE

\$3,600,000

LOCATION INFORMATION

| | |
|------------------|--|
| Building Name | Sherwin Williams Multi-Tenant Investment |
| Street Address | 3427 N. Clinton |
| City, State, Zip | Fort Wayne, IN 46805 |
| County/Township | Allen/Washington |
| Market | North Downtown/Central Industrial |
| Cross Streets | North Clinton St. at Lima Rd. Split |

BUILDING INFORMATION

| | |
|---------------------|-------------------|
| Building Size | 36,533 SF |
| NOI | \$299,295 |
| Cap Rate | 8.3% |
| Price / SF | \$98.54 |
| Year Built | 1956 |
| Occupancy % | 100% |
| Tenancy | Multiple |
| Construction Status | Existing |
| Framing | Steel Frame Metal |
| Condition | Good |
| Number Of Buildings | 1 |

PROPERTY DETAILS

| | |
|------------------|--------------------------|
| Property Type | Industrial |
| Property Subtype | Office Showroom |
| Zoning | C3 & I1 |
| Lot Size | 3.58 Acres |
| APN# | 02-07-26-427-016.000-073 |
| Lot Frontage | 275 |
| Lot Depth | 450 |

PARKING & TRANSPORTATION

| | |
|--------------|---------|
| Parking Type | Surface |
|--------------|---------|

UTILITIES & AMENITIES

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