

**SALE**

# Lifehouse - Kentucky Ave

**FORT WAYNE, IN 46805**

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>BUILDING SIZE:</b>	35,992 SF
<b>LOT SIZE:</b>	1.1 Acres
<b>PRICE / SF:</b>	\$27.65
<b>YEAR BUILT:</b>	1941
<b>ZONING:</b>	R1
<b>APN:</b>	02-07-36-401-011.000-074

#### TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

### PROPERTY OVERVIEW

Beautiful, well maintained brick building in the heart of Fort Wayne. Large entrance off Kentucky Ave lead directly into an impressive sanctuary with a gorgeous built in organ. The building offers many classrooms on either side of the sanctuary, a huge fellowship hall in the basement, and a fully equipped commercial kitchen. The property also includes a large parking lot adjacent to the building and a separate garage building for extra storage. Seller will include a \$100,000 escrow at closing for Buyer to use for maintenance, repairs, or renovation.

### PROPERTY HIGHLIGHTS

- Well Maintained
- Ample Parking
- Close to Downtown

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$995,000</b>
-------------------	------------------

### LOCATION INFORMATION

<b>BUILDING NAME</b>	Lifehouse - Kentucky Ave
<b>STREET ADDRESS</b>	2100 Kentucky Ave
<b>CITY, STATE, ZIP</b>	Fort Wayne, IN 46805
<b>COUNTY</b>	Allen
<b>SIDE OF THE STREET</b>	South

### BUILDING INFORMATION

<b>BUILDING SIZE</b>	35,992 SF
<b>OCCUPANCY %</b>	100.0%
<b>TENANCY</b>	Single
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1941
<b>NUMBER OF BUILDINGS</b>	1

#### TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Warehouse/Distribution
<b>ZONING</b>	R1
<b>LOT SIZE</b>	1.1 Acres
<b>APN #</b>	02-07-36-401-011.000-074
<b>PARKING</b>	Parking Lot & Street Parking Available
<b>PARKING LOT SPOTS</b>	Approximately 56

## INTERIOR PHOTOS



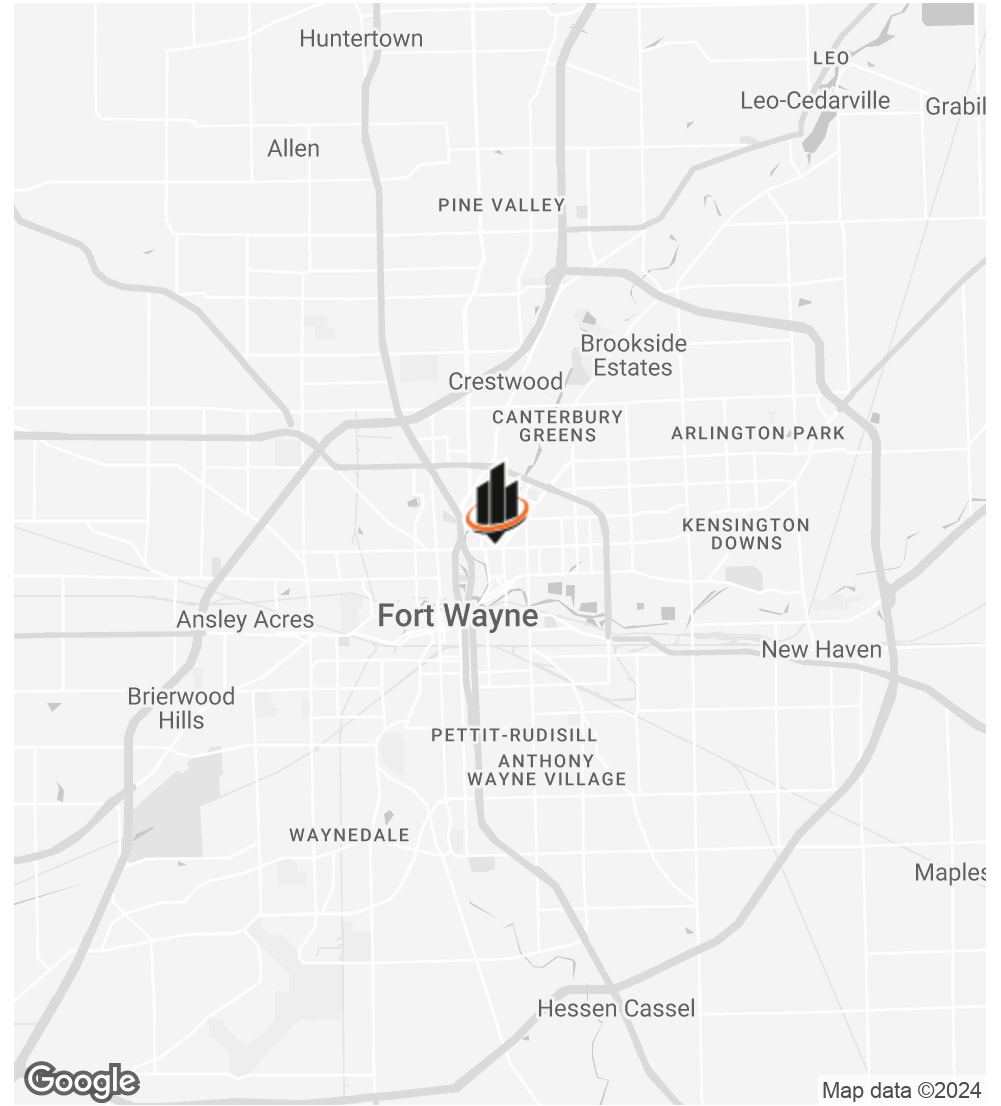
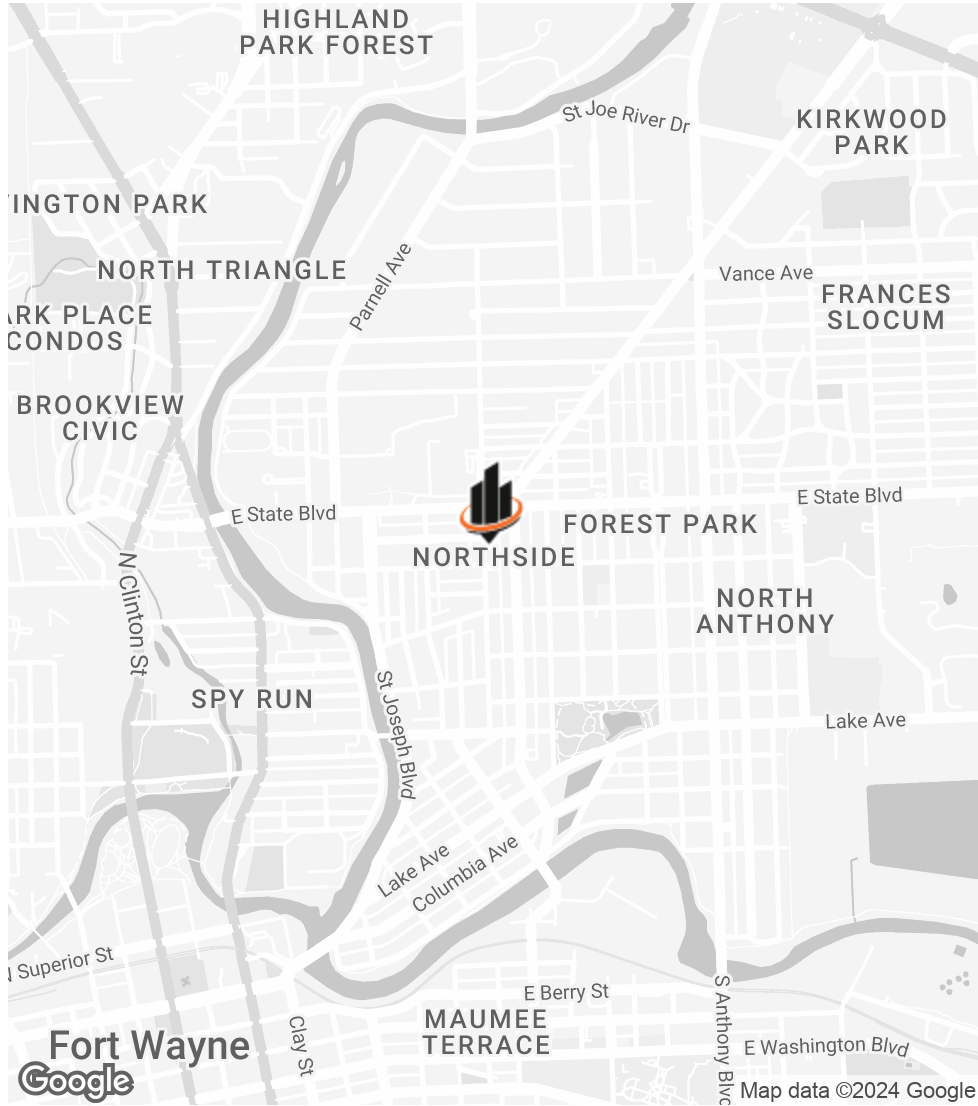
**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

# LOCATION MAP



## TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

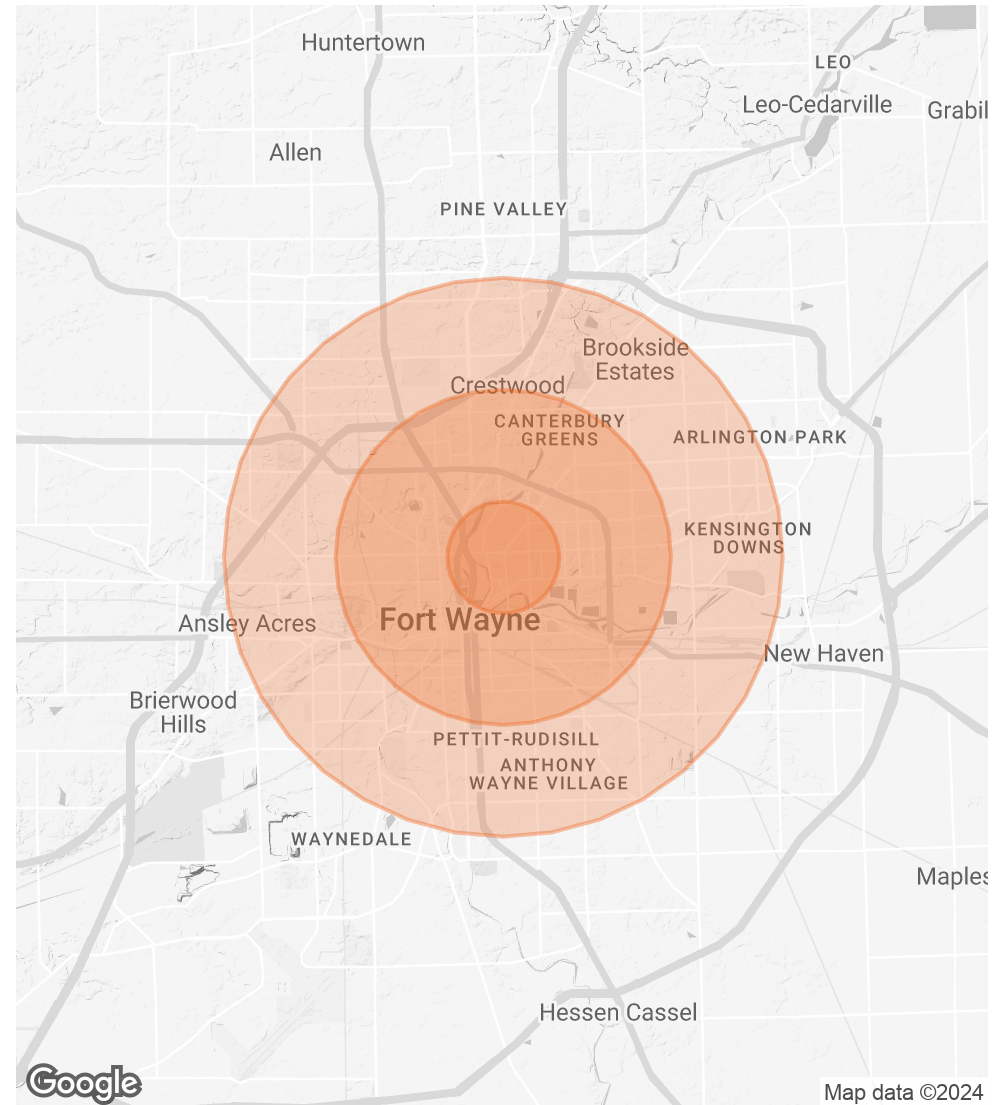
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,841	89,103	190,049
<b>AVERAGE AGE</b>	35.9	34.1	35.1
<b>AVERAGE AGE (MALE)</b>	36.3	32.8	33.4
<b>AVERAGE AGE (FEMALE)</b>	35.4	34.7	36.6

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	7,187	41,777	84,814
<b># OF PERSONS PER HH</b>	2.1	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$51,482	\$47,811	\$52,135
<b>AVERAGE HOUSE VALUE</b>	\$95,488	\$90,887	\$103,099

2020 American Community Survey (ACS)



### TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

troy.reimschisel@svn.com  
260.615.8874  
IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of multifamily/investment properties with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

jenna.merryman@svn.com  
260.489.8500  
IN #RB19002137

**Jenna Merryman** is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

### TROY REIMSCHISEL

O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532