

BND

COMMERCIAL

LAND > FOR SALE

6.59 ACRES

2800 BLOCK NUTTMAN AVENUE
FORT WAYNE, INDIANA



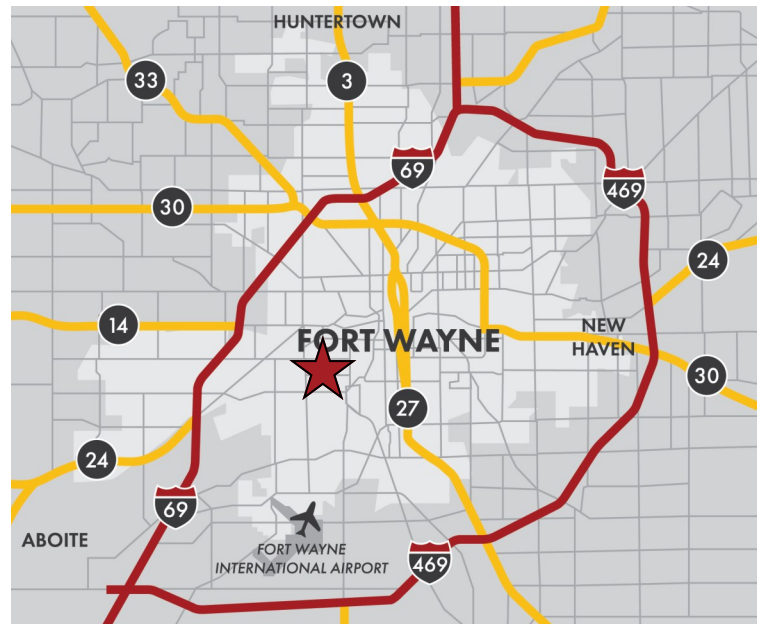
OVERVIEW:

Acreage: 6.59 Acres

Zoning: I2 General Industrial

- Close to Ardmore Avenue and Engle Road
- Located just 4 miles from I-69

Sale Price: \$175,000



Phil Knapke

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O. Karl Behrens, CCIM, SIOR

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1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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* Estimated Dimensions

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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BND**COMMERCIAL****LAND > FOR SALE****6.59 ACRES****2800 BLOCK NUTTMAN AVENUE
FORT WAYNE, INDIANA****Sale Information**

Sale Price	\$175,000
Sale Price / Acre	\$26,555.39 / Acre
Sale Price / SF	\$0.61 / SF

Property Highlights

Parcel Number	02-12-16-402-001.000-074
Address	2800 Block Nuttman Avenue
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale
Land Size	6.59 Acres
Zoning	I2 General Industrial
Number of Parcels	One
Dimensions	See survey
Divisible	No
Nearest Highway	4 miles to Hwy 14 / Jefferson Blvd
Distance to Interstate	4 miles to I-69
Distance to Airport	5.2 miles to Fort Wayne International Airport

Utilities

	Company
Gas	NIPSCO
Electric	AEP
Water	N/A (Water mains are 1,000' west or 1,000' east of the site - crossing railway)
Sewer	N/A (Existing sanitary sewer extended to the northeast corner of the site)

Property Taxes Information**Parcel Number(s)****02-12-16-402-001.000-074**

Annual Taxes	\$1,356.43
Tax Year / Pay Year	2025 / 2026

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