



FOR **SALE** INDUSTRIAL
PROPERTY



137 Chambeau Rd
Fort Wayne, IN 46805

42,817 SF - Four Buildings For Sale

About The Property

- Showroom/Office/Warehouse
- Flexible floor plan
- 250' of frontage on Lima Rd
- Pylon signage
- Investment potential
- Sale Price : \$1,749,000 (\$40.85/psf)



the
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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

42,817 SF - FOUR BUILDINGS FOR SALE

BUILDING SIZE/LOCATION/ZONING

Total Building Area	42,817 SF
Street Address	137 Chambeau Rd
City, State, Zip	Fort Wayne, IN 46805
Zoning	I1 Limited Industrial
Site Acreage	2.23 Acres

PRICE/AVAILABILITY

Sale Price	\$1,749,000.00
Sale Price/SF	\$40.85

BUILDING DATA

Year Built	1950-2005
Number of stories	2
East Office Showroom (1st Floor)	1,771 SF
East Office (2nd Floor)	1,771 SF
Central Lobby	5,055 SF
West Office (1st Floor)	3,346 SF
West Office (2nd Floor)	3,130
Basement (Dance Studio)	5,702 SF
Shop Space	7,320 SF
Garage	3,300 SF
Garage Warehouse with Mezzanine	1,630 SF
Northeast Warehouse	7,304 SF
Northwest Warehouse	2,400 SF
125 Chambeau South	2,432 SF
125 Chambeau North	2,664 SF

PROPERTY TAXES

Parcel Number	02-07-26-401-009.000-073
Assessment: Land	\$145,600
Improvements	\$335,400
Total Assessment	\$481,000
Annual Taxes	\$12785.08 (\$0.29/sf)
Tax Year	2023 payable 2024

ADDITIONAL INFORMATION

Basement leased to dance studio	
Ceiling height	12' to 20'
Sprinkler	Fully Sprinklered
Restrooms	12

LOADING/TRANSPORTATION

Overhead Doors	9
Dock Doors	2
Distance to I-69	1.65 Miles
Parking Lot	Concrete/Asphalt/Gravel
Parking Spaces	40



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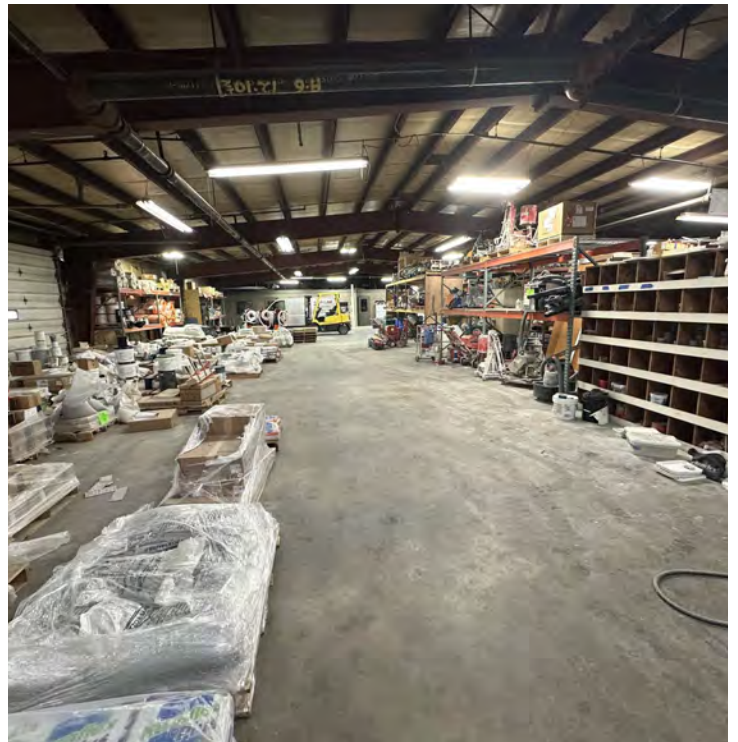
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ADDITIONAL PHOTOS

42,817 SF - FOUR BUILDINGS FOR SALE



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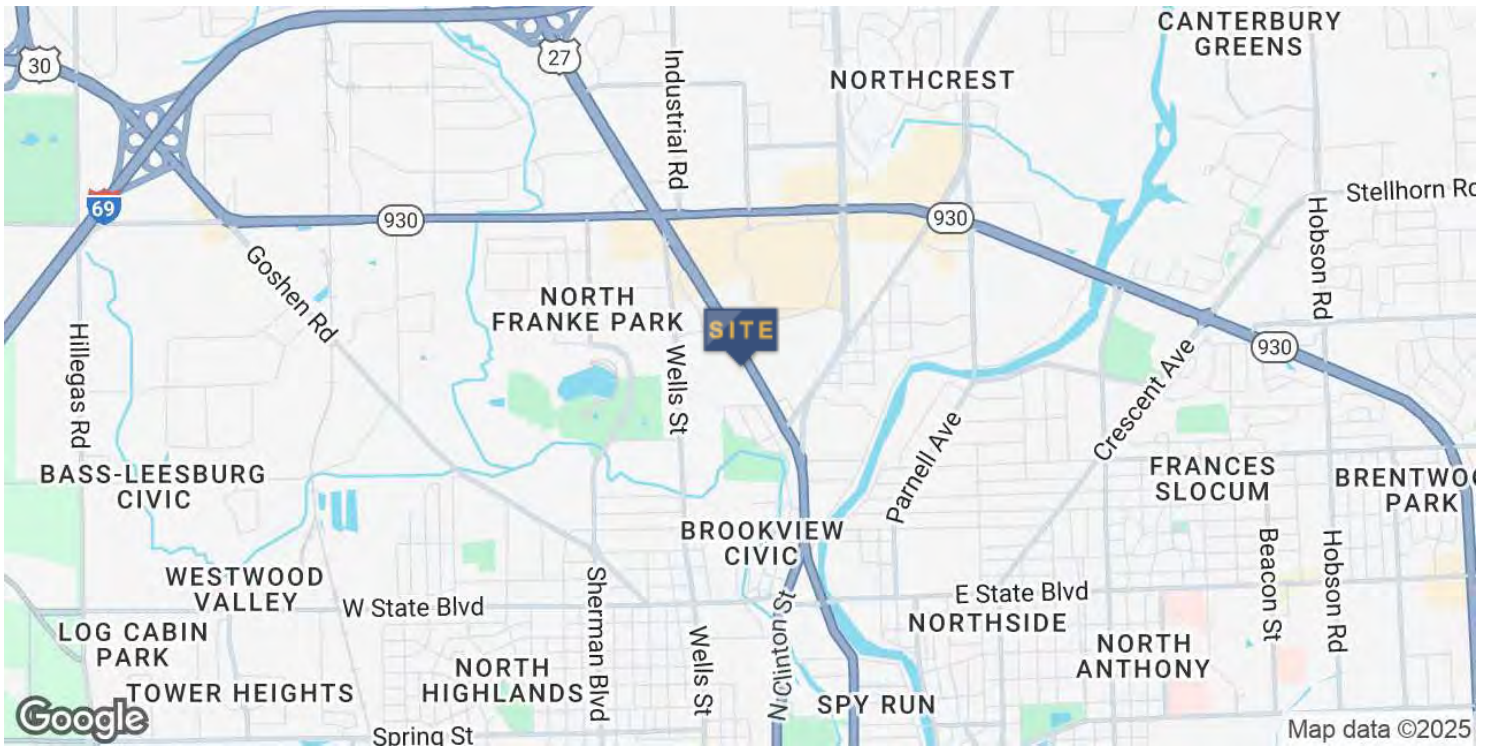
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LOCATION MAP

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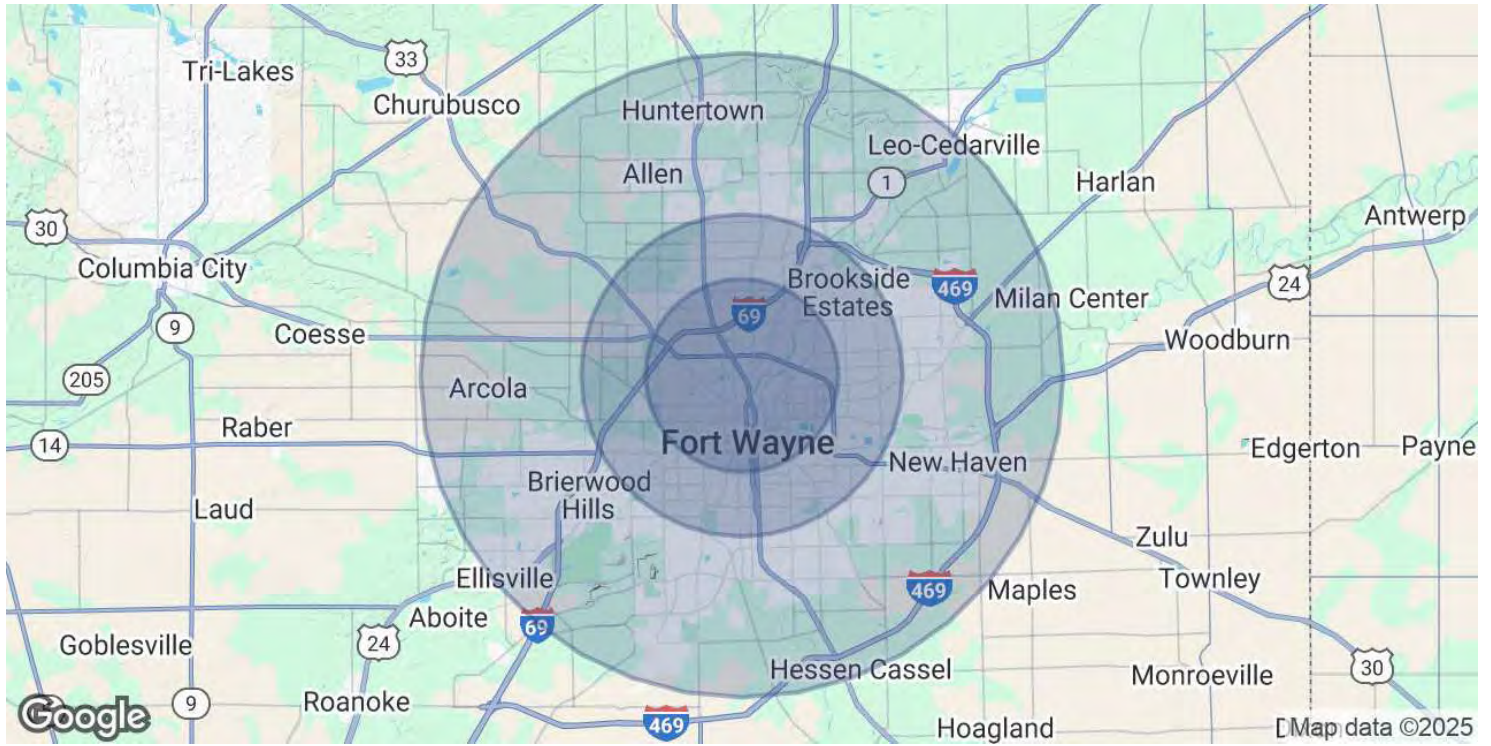
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DEMOGRAPHICS MAP & REPORT

42,817 SF - FOUR BUILDINGS FOR SALE



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	71,671	186,446	346,683
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	31,011	76,818	139,250
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$65,820	\$70,666	\$85,699
Average House Value	\$153,513	\$165,099	\$214,017

Demographics data derived from AlphaMap



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