

# EXECUTIVE OFFICE

*IN PLACE INCOME WITH UPSIDE*



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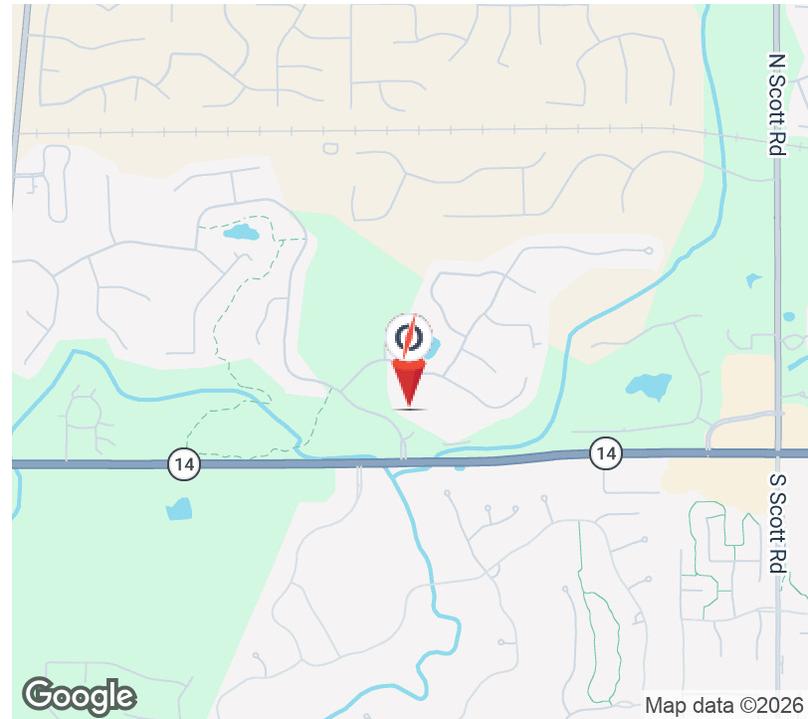
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# 901 CHESTNUT HILLS PKWY

Fort Wayne, IN 46814



## 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
Current NOI:	\$177,306
Proforma NOI:	\$268,346
Current CAP:	7.09%
Proforma CAP:	10.73%

### 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 77% 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



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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## PROPERTY DETAILS

### SALE PRICE

**\$2,500,000**

### LOCATION INFORMATION

Street Address	901 Chestnut Hills Pkwy
City, State, Zip	Fort Wayne, IN 46814
County/Township	Allen/Wayne
Market	Southwest Fort Wayne
Cross Streets	Illinois Rd (SR 14)
Side Of Street	East
Market Type	Large
Nearest Highway	Illinois Rd (SR 14)

### BUILDING INFORMATION

Building Size	19,936 SF
Price / SF	\$125.40
Year Built	1999
Building Class	B
Occupancy %	77%
Tenancy	Multiple
Number Of Floors	1
Condition	Excellent
Number Of Buildings	1
Office Buildout	Professional Office
Current NOI:	\$177,306
Proforma NOI:	\$268,346
Current CAP:	7.09%
Proforma CAP:	10.73%

### PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-1 (Commercial)
Lot Size	3.81 Acres
APN#	02-11-04-453-008.000-038
Lot Frontage	105
Lot Depth	205
Corner Property	No
Traffic Count Street	Chestnut Hills - 2,635 & Illinois Rd - 21,282 VPD

### PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	88
Parking Description	Large shared parking field with 88 spaces, handicap designated, and ADA accessible.

### UTILITIES & AMENITIES

Utilities Description	Paid by Landlord
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