

SALE



OFFICE

WATERSONG OFFICE BUILDING - 6,205 SF



## PROPERTY OVERVIEW

This well-maintained professional office building offers an exceptional investment opportunity for an owner-user seeking a presence in one of the most desirable corridors in the region. Totalling 6,205 square feet across four suites, the property is currently 67% occupied, generating immediate income with room for growth. Built in 2006 and zoned C-1 for professional office and personal services, the building is modern, functional, and adaptable to a range of business uses. With 2,070 square feet available, there's flexibility for an owner-occupant or the potential to lease up for added revenue and 100% occupancy.

Strategically situated on a 0.57-acre lot, the property enjoys excellent accessibility in a growing professional corridor. Its proximity to Dupont and Parkview North Hospitals, Union Chapel Road, and major interstates (I-69 and I-469) ensures seamless connectivity for both clients and employees. Located within the highly regarded Northwest Allen County School (NWAC) district and near established residential subdivisions, the building benefits from a strong demographic base. This combination of location, accessibility, and local amenities makes the property a compelling choice for medical, legal, financial, or other professional service firms looking to expand or relocate.

## PROPERTY SUMMARY

- Total building size: 6,205 SF
- Lot size: 0.57 acres
- Building allocated 20 parking spaces plus 12 common adjacent spaces
- Built: 2006
- Zoning: C-1 / Professional Office and Personal Services
- Four-tenant building
- 2,070 SF available
- Financials and rent roll available per request
- Easy access to both Dupont and Parkview North campuses, Union Chapel Road, Interstates 69 and 469, NWAC schools, and subdivisions

SALE PRICE

\$1,085,000

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# EXTERIOR PHOTOS

12820 COLDWATER RD., FORT WAYNE, IN 46845

SALE

OFFICE



Front/West Side of Building/Total Building 6,205 SF



West Side of Building



Suites A (578 SF) & B (657 SF) - North Side of Building



Suite C (2,070 SF) - West Side of Building



Suite D (2,900 SF) - South Side of Building

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# EXTERIOR PHOTOS

12820 COLDWATER RD., FORT WAYNE, IN 46845

SALE

OFFICE



East Side of Building



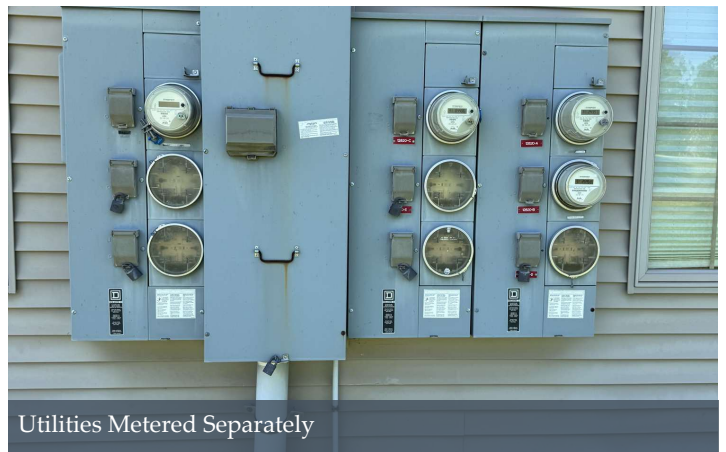
Visible Monument Signage Along Coldwater Rd.



Visible Monument Signage Along Union Chapel Rd.



Utilities Metered Separately



Utilities Metered Separately

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## LOCATION INFORMATION

Building Name	Watersong Office Building
Street Address	12820 Coldwater Rd.
City, State, Zip	Fort Wayne, IN 46845
County	Allen
Market	Fort Wayne

## BUILDING INFORMATION

Building Size	6,205 SF
Tenancy	Four suites
Number of Floors	1
Year Built	2006
Construction Status	Existing
Framing	Wood Frame
Roof	Asphalt Shingles
Foundation	Concrete Slab
Lighting	Fluorescent
Heating	Gas Forced Air
Air Conditioning	Central Air

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,140	42,583	87,599
Total Households	2,647	15,997	34,441
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$135,877	\$128,378	\$111,150
Average House Value	\$328,247	\$325,513	\$279,331

Demographics data derived from AlphaMap

## PROPERTY INFORMATION

Property Type	Office
Zoning	C-1 / Professional Office and Personal Services
Lot Size	0.57 Acres
APN #	02-07-02-201-001.000-073
Parking	Adjacent Asphalt Parking
Number of Parking Spaces	20 Spaces reserved for building

## UTILITIES &amp; AMENITIES

Restrooms	In each suite
Electric	Standard
Sprinkler System	None
Gas Supplier	NIPSCO
Electricity Supplier	I&M
Water/Sewer	City of Fort Wayne

## TRANSPORTATION

Nearest Highway	1.5 Miles to Hwy. 1/Dupont Rd. 2.1 Miles to Hwy. 3/Lima Rd.
Distance to Interstate	1.5 Miles to Interstate 69
Distance to Airport	25.5 Miles to Fort Wayne International (FWA)
Traffic Count - Coldwater Rd.	Coldwater Rd. - 14,585/day

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