

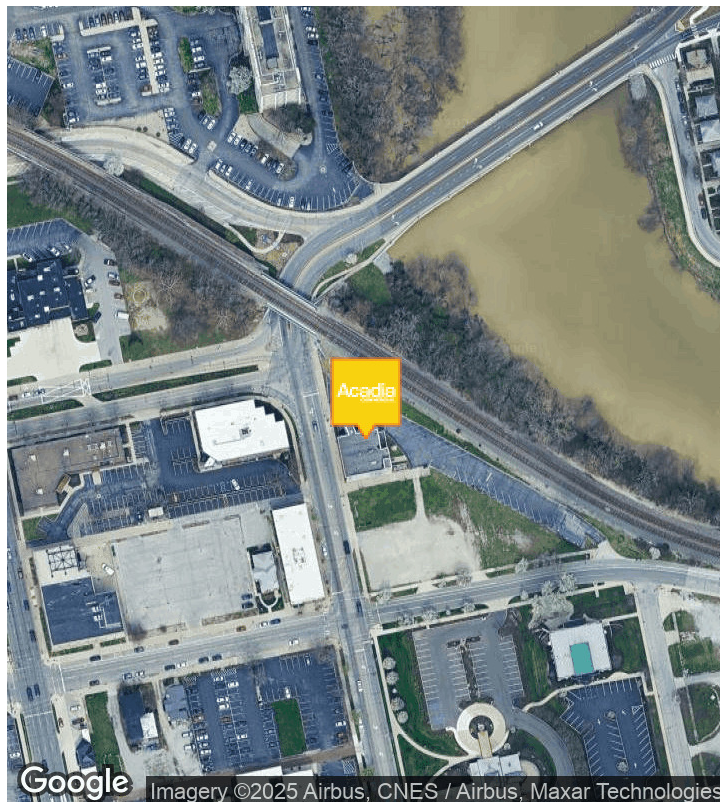
# ONE CANAL PLACE

709 CLAY STREET, FORT WAYNE, IN 46802



## PROPERTY HIGHLIGHTS

- PRICED: \$1,395,000.00
- Downtown Fort Wayne Multi-Tenant Office Building on Main Street and Clay Street
- Has 4 levels, 3 floors of leasable space
- 14,544 SF between the 4 levels
- On 0.55 acres with over 35+ parking spaces.
- Multiple updates including new build outs in 2018.
- 3rd Floor can be built out for apartments or offices
- One lease in place with Fort Wayne Medical Society, Gross Income of \$35,580 currently.



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Sale Price

\$1,395,000

## LOCATION INFORMATION

Building Name	One Canal Place
Street Address	709 Clay Street
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Cross-Streets	Canal Place and E Berry Street
Township	Wayne Township
Road Type	Paved

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	DE (Downtown Edge)
Lot Size	0.55 Acres
APN #	02-12-01-306-010 000-074



## BUILDING INFORMATION

Total Building Size	14,544 SF
Lower Level Size	1,896 SF
1st Level Size	4,416 SF
2nd Level Size	4,116 SF
3rd Level Size	4,116 SF
Building Class	B
Parking	35+ spaces
Number of Floors	3 & Partial Basement
Construction Type	Concrete/Brick/Steel & Wood Frame
Year Built	1920, 1987, 2016
Year Last Renovated	2018
Roof	Flat
Heating System	Boiler
Air Conditioning	Central Air
Sprinkler System	Yes
Restrooms	4
Elevator	Yes

## TAXES

Real Estate Taxes	\$18,162.64
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## UTILITIES

Water & Sewer	City of Fort Wayne
Gas	NIPSCO
Electrical	Indiana Michigan Power

## TENANT

Tenant	Fort Wayne Medical Society
Gross Annual Income (Next 12 months)	\$35,580.00

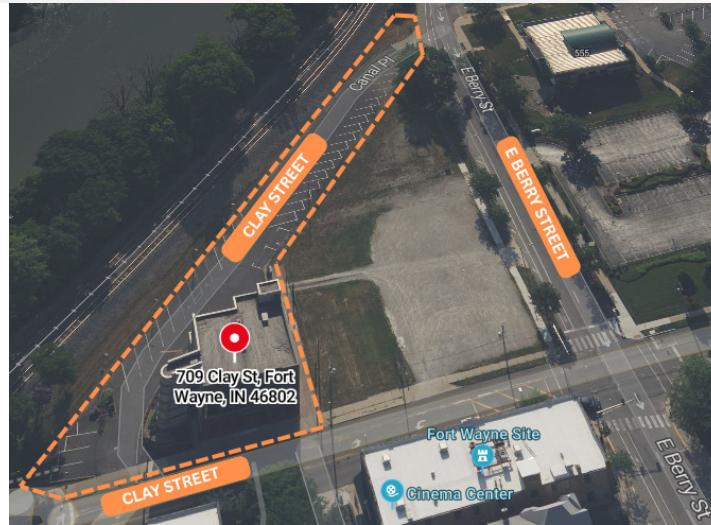
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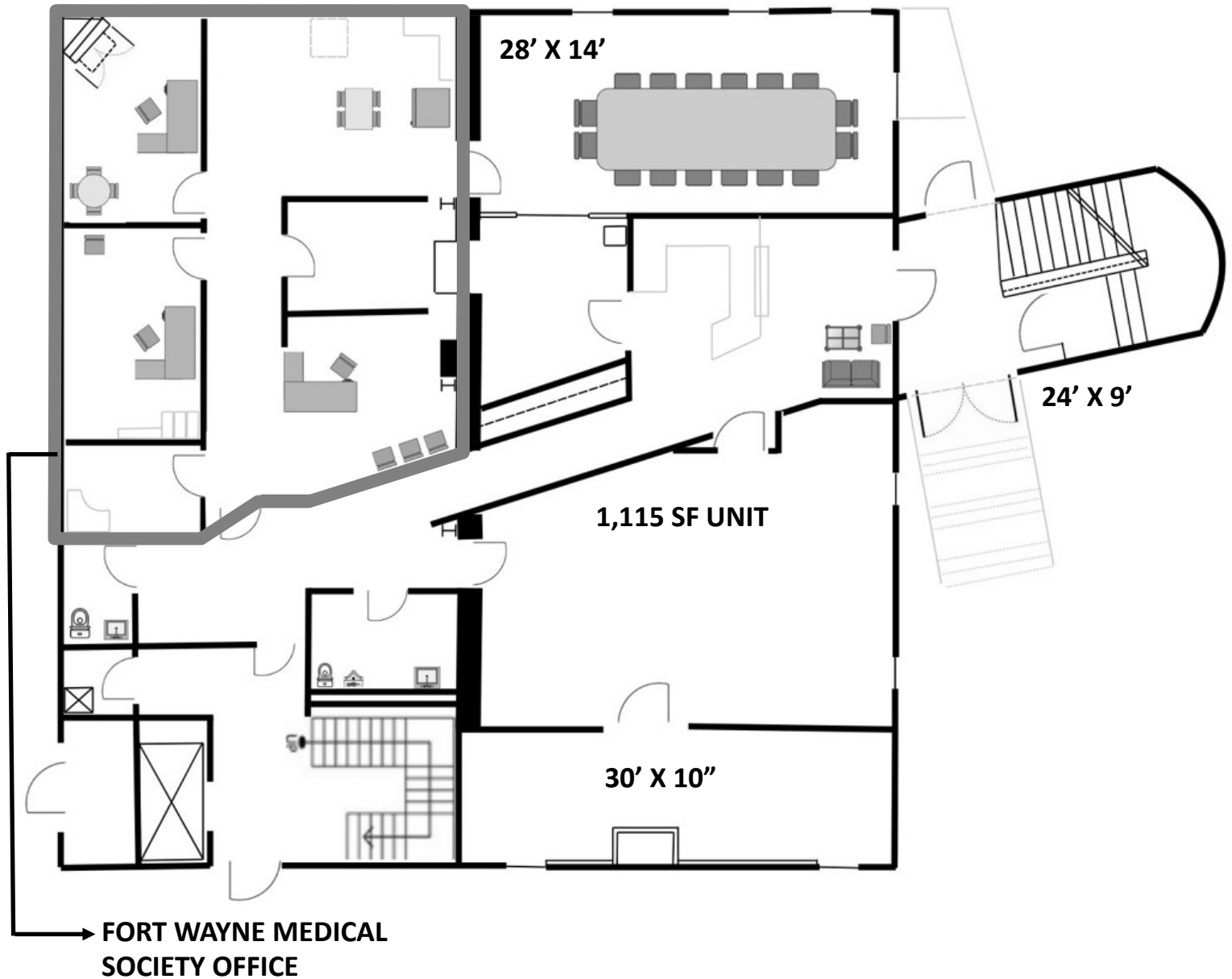
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## 1ST LEVEL FLOOR PLAN

- TWO UNITS, ONE FORT WAYNE MEDICAL SOCIETY & ONE VACANT
- ONE COMMON AREA CONFERENCE ROOM & KITCHENETTE
- 2 COMMON AREA RESTROOMS
- APPROX. 4,416 SF



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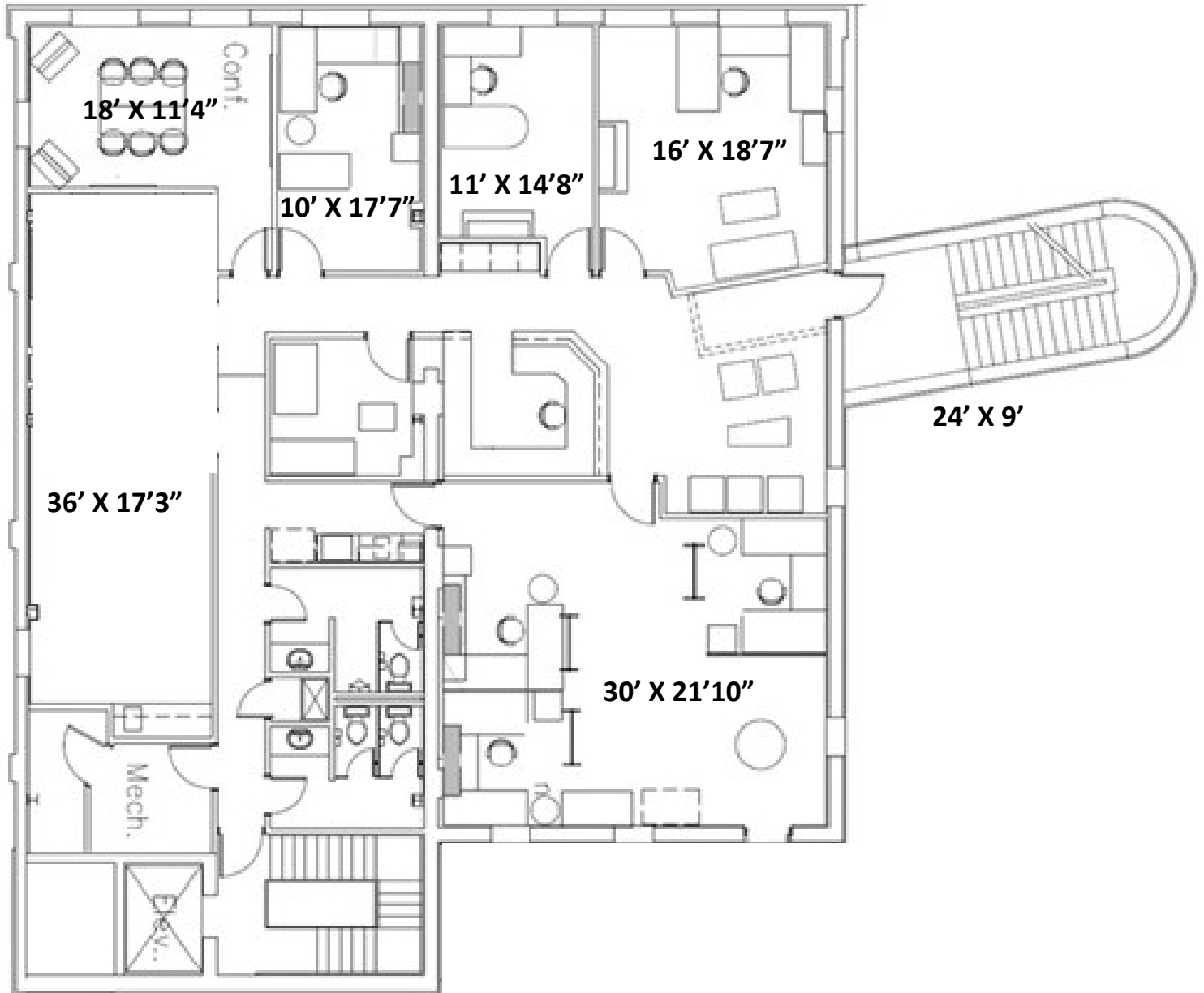
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## 2nd LEVEL FLOOR PLAN

- RECEPTION AREA, 4 OFFICES, CONFERENCE ROOM
- TWO CUBICLE AREAS, KITCHENETTE
- 2 RESTROOMS
- APPROX 4,116 SF



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## 3RD LEVEL PROSPECTIVE FLOOR PLAN

### 3 PROSPECTIVE UNITS APARTMENT FLOOR PLAN DRAWING

- TWO—2 BED APTS
- ONE—1 BED APT
- APPROX. 4,116 SF



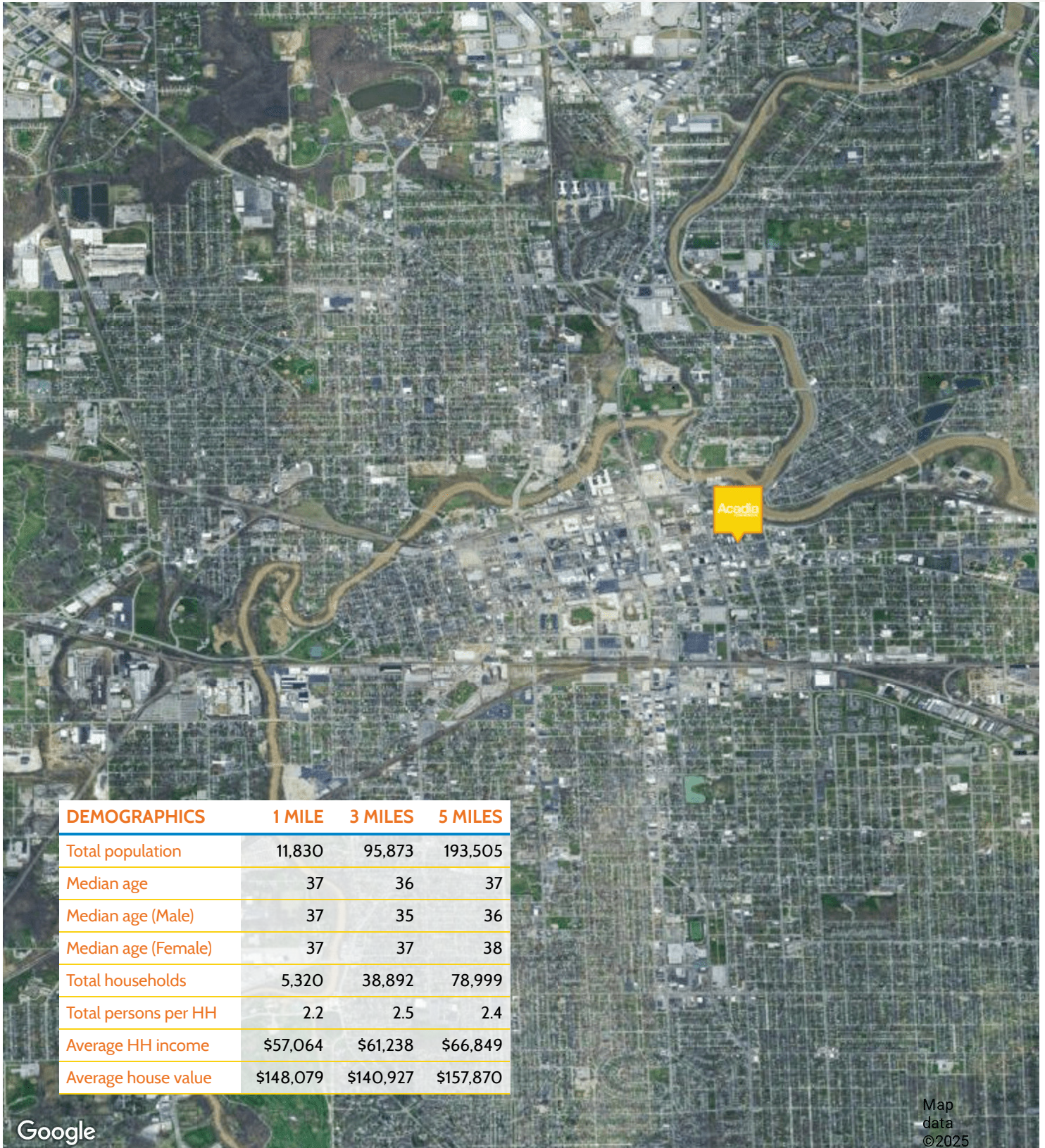
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