



Xplor
COMMERCIAL REAL ESTATE

PRICE REDUCED!

7410 BLUFFTON RD, FORT WAYNE, IN

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE PRIVATE OFFICE
SALE PRICE \$211,000

PROPERTY HIGHLIGHTS

- Corner location along heavily traveled road
- Excellent visibility with large monument sign and 9,000+ vehicles traveling past daily
- Stand-alone building sits on large corner lot with space to expand the parking lot or make additional renovations
- Property is built-out as a professional office with multiple private offices, two restrooms, and a reception area
- Sufficient park is available in the front and rear of the building with a driveway connecting the two lots



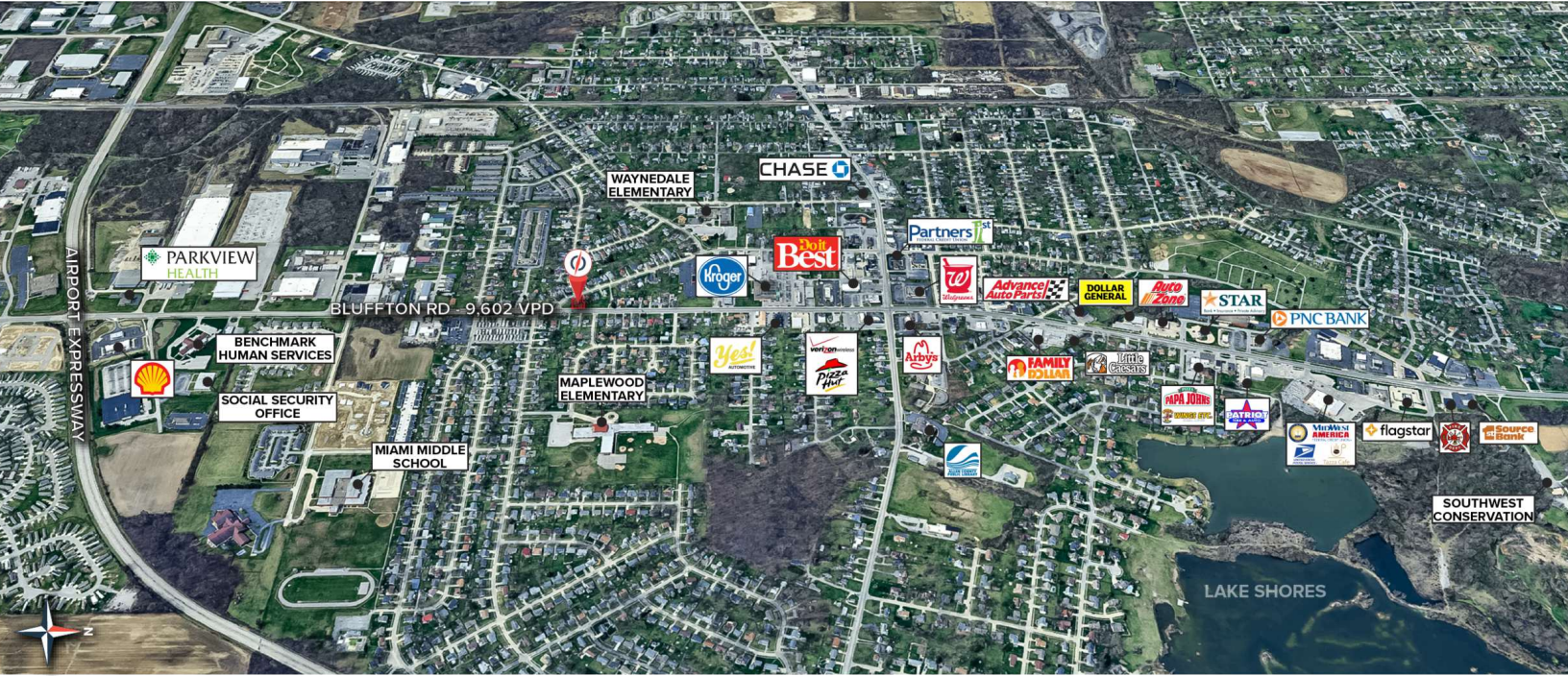
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7410 BLUFFTON RD

Fort Wayne, IN 46809



PROPERTY SUMMARY

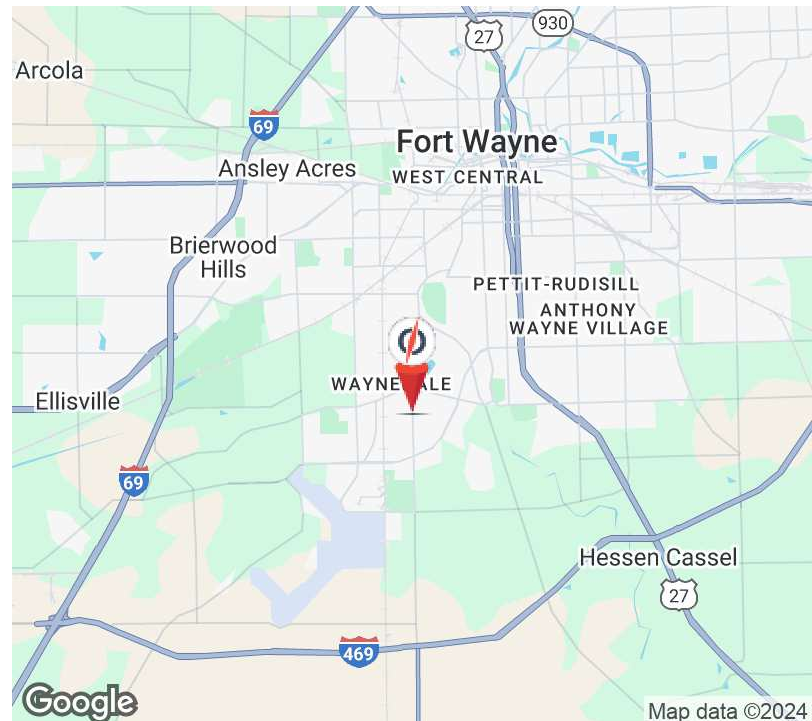


PROPERTY DESCRIPTION

This 1,762 SF building, offers immense potential for any office user. Located within a dense residential area the building does have a special office user variance. The building prominently stands on a well-traveled road, boasting exceptional visibility complemented by a sizable monument sign. Set on a generous corner lot, there is an existing parking lot in the front and rear with a connecting driveway and area for expansion. The interior showcases a well-appointed professional office layout, incorporating multiple private offices, two restrooms, and a welcoming reception area.

OFFERING SUMMARY

Sale Price:	\$211,000
Lot Size:	0.28 Acres
Building Size:	1,762 SF
Property Type	Office



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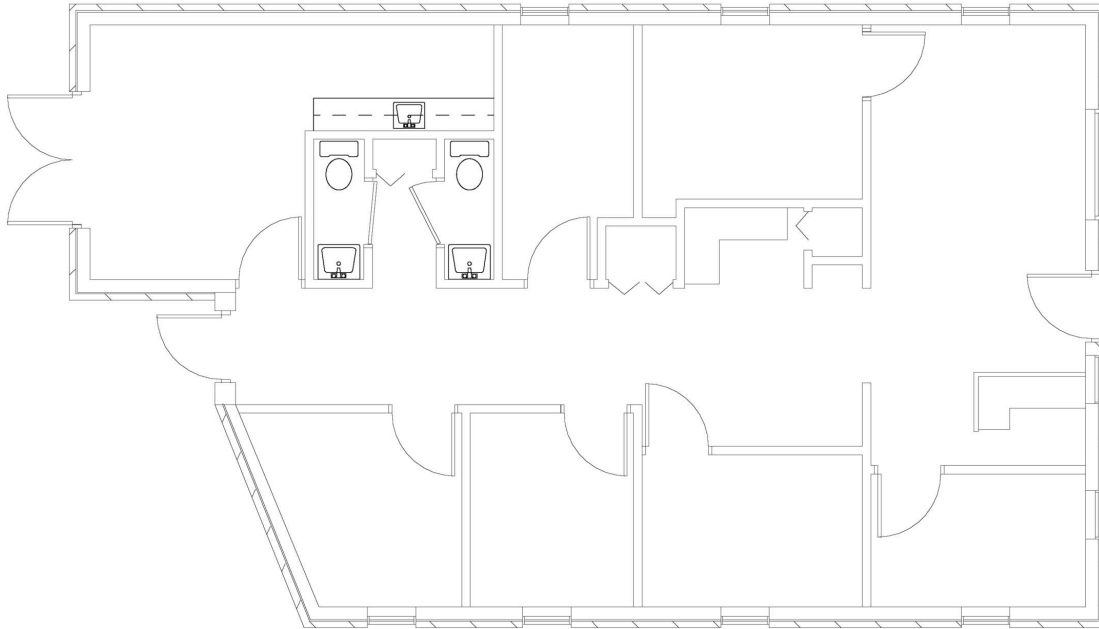
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BUILDING SITE PLAN



Building Site Plan



Prominent Roadside Monument Sign



Abundant Parking in Front and Rear

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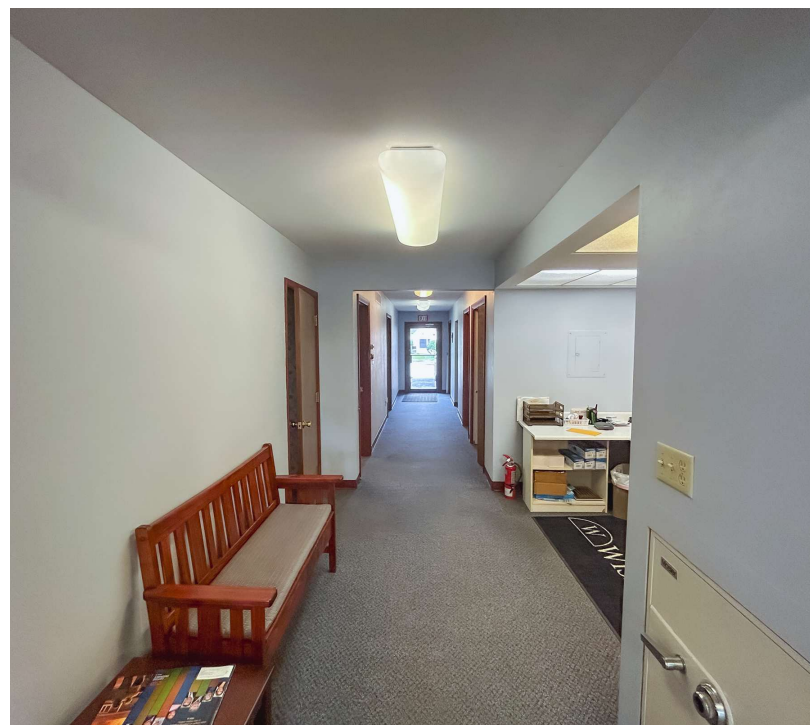
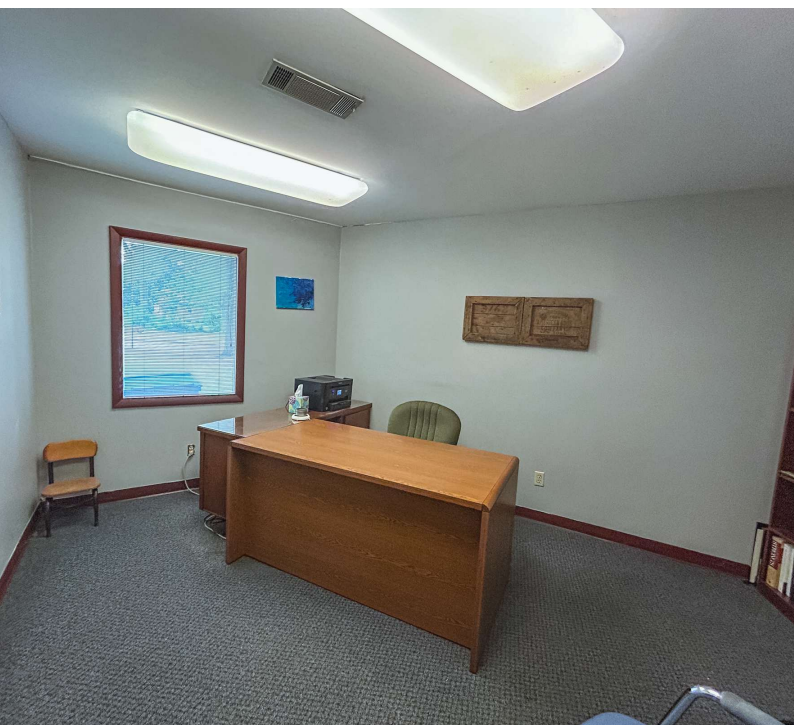
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PROPERTY PHOTOS



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PROPERTY DETAILS



LOCATION INFORMATION

Street Address	7410 Bluffton Rd
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Township	Wayne
Zoning	R-3 (Office Variance)
APN#	02-12-33-230-026.000-074
Traffic Count	Bluffton Rd - 9,602 VPD Old Trail Rd - 1,666 VPD
Side of the Street	West
Nearest Highway	Airport Expressway
Nearest Airport	Fort Wayne International Airport

BUILDING INFORMATION

Building Size	1,762 SF
Lot Size	0.28 Acres
Price / SF	\$156.07
Parking	Abundant, private, surface
Number of Floors	1
Year Built	1942
Construction Status	Professional Office
Free Standing	Yes
Floor Coverings	Carpet

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