

**COMMERCIAL INVESTMENT****FOR SALE**

Historic House in Fort Wayne's West Central Neighborhood

This beautifully restored brick and stone landmark spans four levels with 14 bedrooms, multiple living and meeting spaces, a private apartment with a balcony, and a fully equipped commercial kitchen. The building currently operates as a high-performing short-term rental, and it is zoned Downtown Edge in Fort Wayne's vibrant dining district.

It has six entrances, private parking, a fenced yard, and upgraded building systems, including HVAC and full sprinklers. The space offers exceptional flexibility for hospitality, events, boutique lodging, corporate use, or mixed use concepts.

Property Highlights

- ▶ +/- 10,500 SF
- ▶ Commercial grade kitchen
- ▶ Fully sprinklered
- ▶ **FOR SALE: \$990,000**

SHELBY WILSON

Broker

260 424 8448

shelby.wilson@sturgespg.com

ANDREW ECKERT

Broker

260 424 8448

andrew.eckert@sturgespg.com



The map displays the downtown area of Fort Wayne, Indiana, with a grid of streets and several key landmarks. A green callout box, which is a modified arrow shape, points to a specific location on the map. Inside this box is a photograph of a large, multi-story brick building with a prominent arched entrance and a clock tower, identified as the Allen County Public Library. The map labels various streets, including St Marys River, W Superior St, W Main St, W Washington Blvd, W Jefferson Blvd, W Baker St, and Grand St. Other landmarks marked on the map include Promenade Park, The Landing, The Pearl, Ruth's Chris Steak House, Grand Wayne Convention Center, Embassy Theatre, Botanical Conservatory, Parkview Field, The Fairfield, Electric Works, Fort Wayne Museum of Art, and The Hoppy Gnome. A green line running vertically through the map represents US Highway 27.

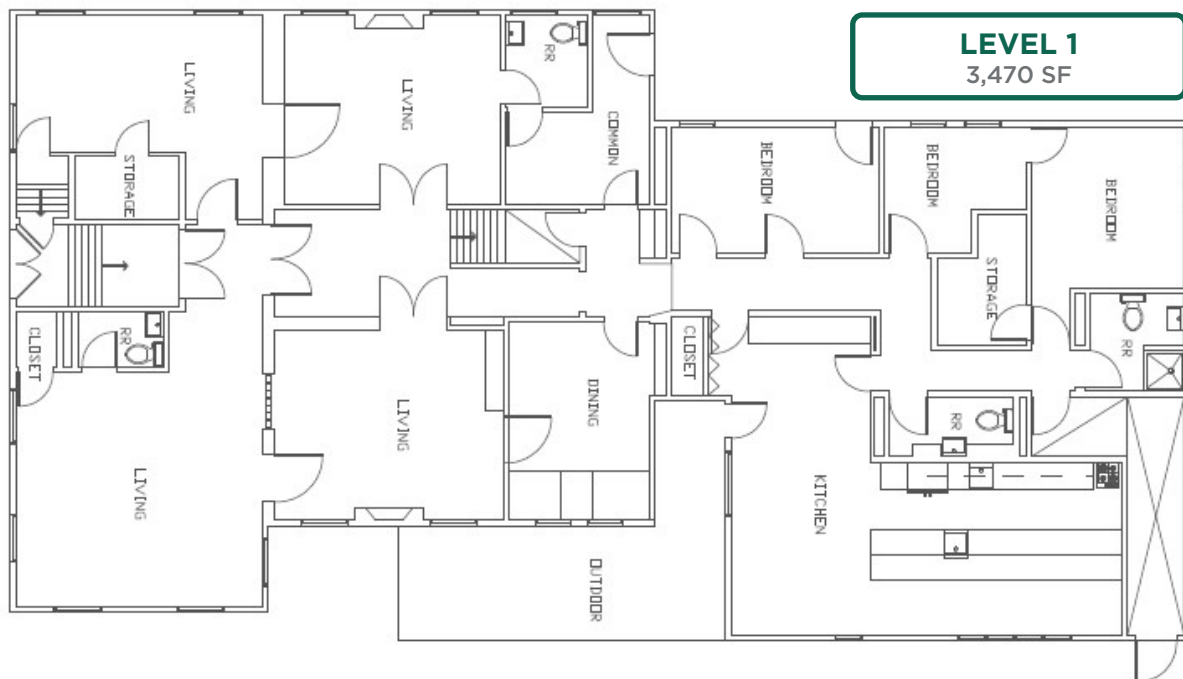
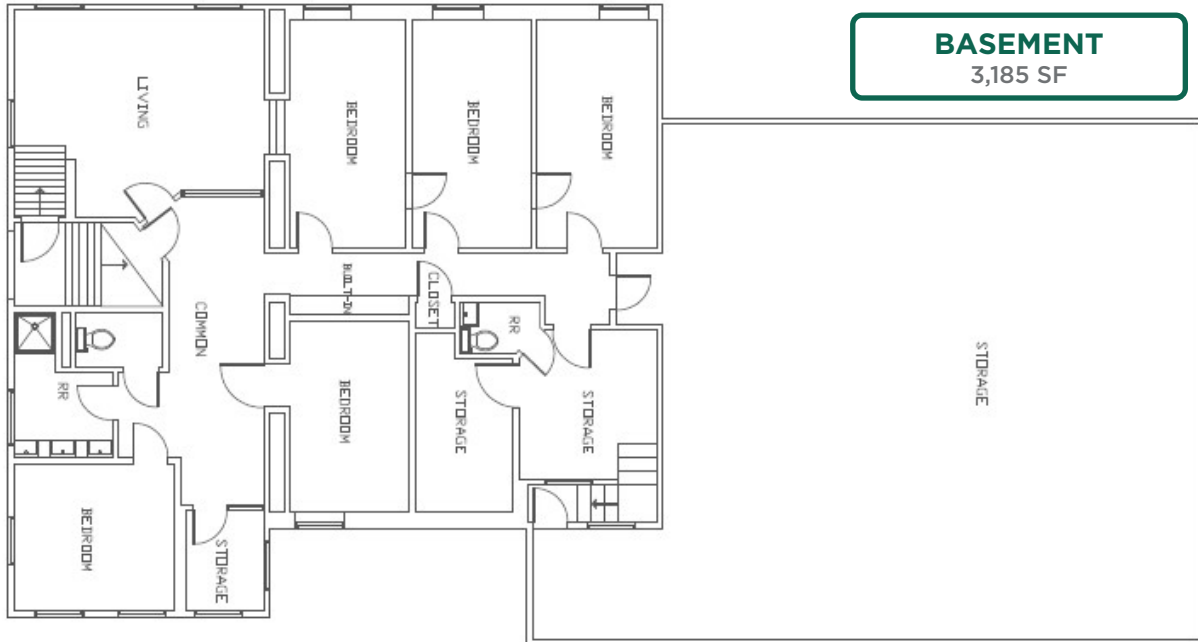
ANDREW ECKERT
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Washington Blvd Mixed-Use

533 W Washington Blvd
Fort Wayne, IN 46802

Floor Plans



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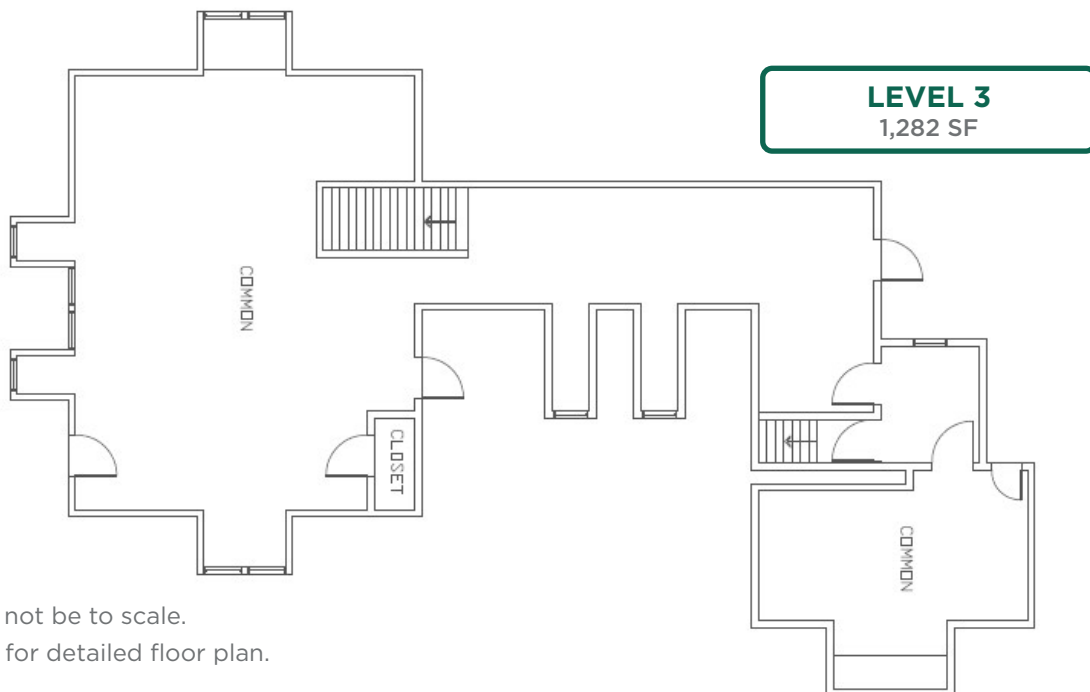
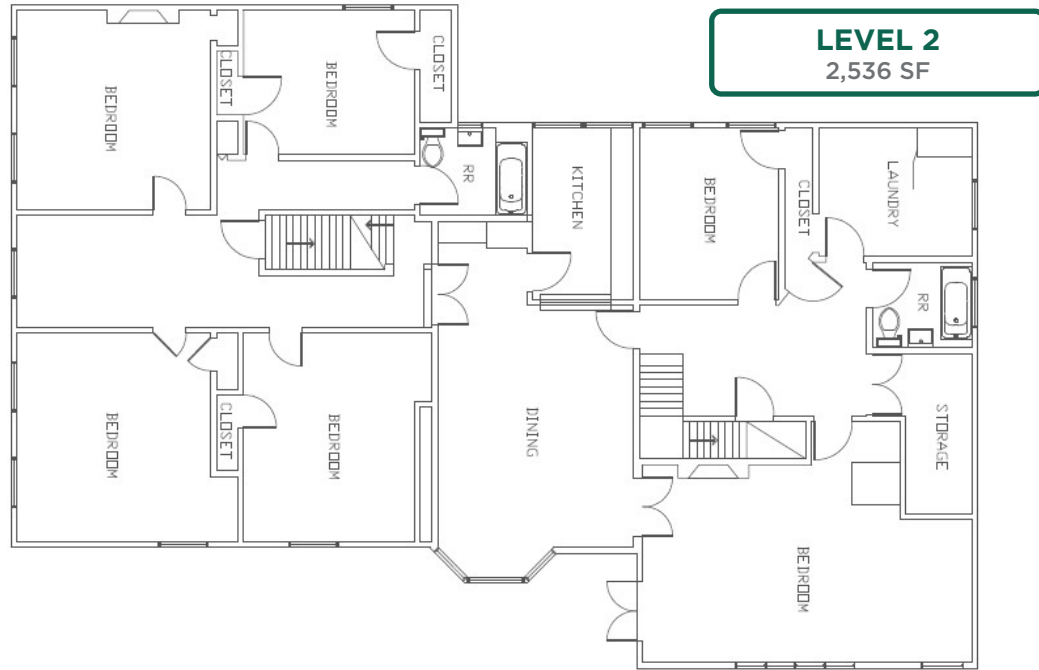


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Floor Plans



Floor plan may not be to scale.
Contact broker for detailed floor plan.

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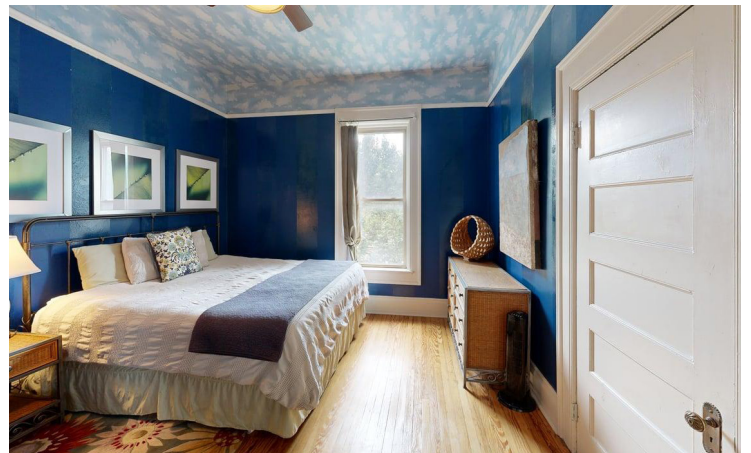
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Interior Photos



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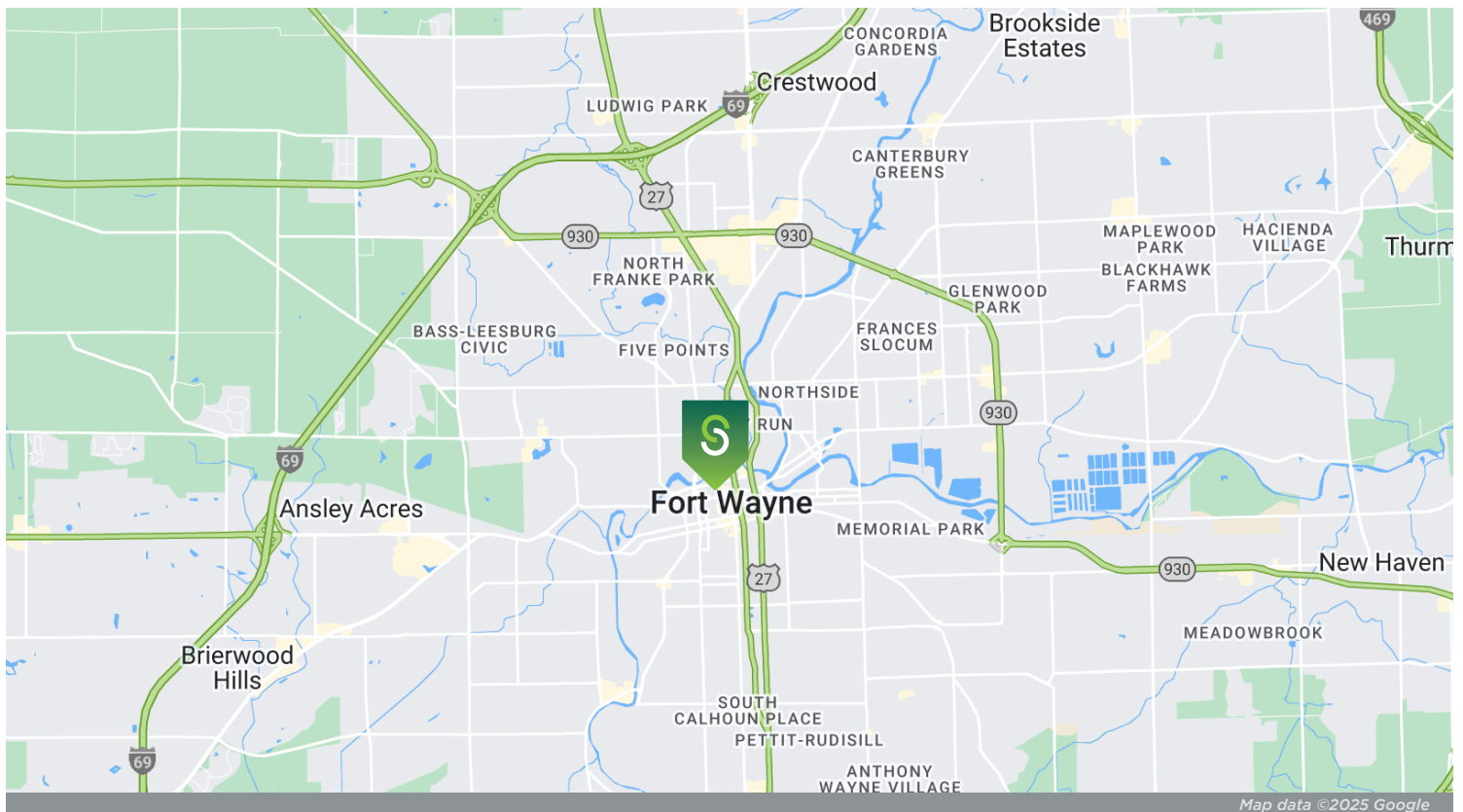
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Washington Blvd Mixed-Use

533 W Washington Blvd

Fort Wayne, IN 46802



PROPERTY INFORMATION

Address	533 W Washington Blvd
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-02-387-001.000-074
2025 Tax/Payable 2026	\$6,089 (House) + \$1,782 (Parking)

SALE INFORMATION

Price	\$990,000
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SITE DATA

Site Acreage	0.26
Zoning & Description	DE - Downtown Edge
Parking Description	Surface lot
Parking Count	12 spaces
Cross Streets	Washington & Fulton

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

BUILDING INFORMATION

Property Type	Commercial Investment
Total Area SF	+/- 10,500
Year Built	1880
Year Renovated	2019
# of Stories	4
Construction Type	Brick
Roof	Shingles
Heating	Multiple sources
A/C	Central
Sprinkler	Yes
Ceiling Height	Varied
Restrooms	(5) half baths, (3) full baths, (1) shower room

ADDITIONAL INFORMATION

- Currently operating as a fully income-producing Airbnb, offering immediate revenue potential
- Six separate entrances providing flexible access and easy subdivision for multi-tenant or multi-use configurations
- Commercial-grade kitchen with walk-in prep areas and dedicated Fulton Street entrance with outdoor patio
- Recent upgrades including five new HVAC units (since 2017), rebuilt chimneys, new soffits, and gutters
- Whole-building sprinkler system and fire alarm installed, meeting safety and code requirements
- 12 parking spaces ensuring ample parking for tenants and guests
- Prime location within Fort Wayne's vibrant downtown dining district and walking distance to major entertainment, retail, and transit hubs

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

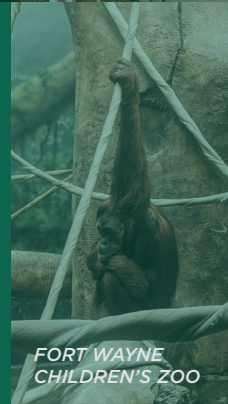
2nd

Largest City
in Indiana

#1

Best Place
to Move

(Reader's Digest,
2022)



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

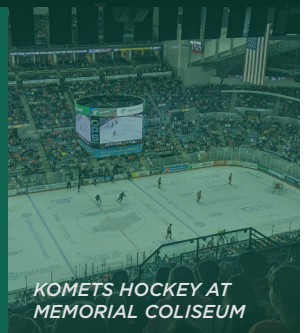


GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



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President



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Bill Cupp
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Maintenance Management

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MaintainFortWayne.com

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NexusFW.com

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TI-Source.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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