

NNN BRAND NEW BUILDING FOR SALE

## JUNGLE GEORGE'S BUILDING

4780 NORTH CLINTON STREET, FORT WAYNE, INDIANA 46825



### OFFERING SUMMARY

List Price: \$2,450,000

NOI: \$192,000

Cap Rate: 7.84%

Square Feet: 19,000

Price Per SQ FT: \$129

Occupancy: 100%

Lease Type: NNN

Total Tenants: 1

Year Built: 2024

### PROPERTY OVERVIEW

Wisely Commercial Realty is pleased to offer for sale a brand new NNN building located in Fort Wayne, Indiana. The building consists of one building that is 19,000 Square Feet. The building is brand new; construction was completed in December 2024. The property is 100% occupied and well located on the North side of Fort Wayne at the intersection of Parnell Avenue and N Clinton Street. Exceptional visibility with exposure to over 40,000 vehicles per day on Parnell Avenue, Clinton Street, and Coliseum Boulevard. The tenant Jungle George has been in business since 2013 and has built a solid business with many repeat customers.

### INVESTMENT HIGHLIGHTS

- Excellent commercial location East of Northcrest Shopping Center on Fort Wayne's North side
- True NNN Lease with 10 Years remaining on the Initial Lease Term
- 100% Occupied

INVESTMENT OVERVIEW	
List Price	\$2,450,000
Square Feet	19,000
Total Tenants	1
Occupancy	100%
Monthly Rent	\$16,000
Annual Rent	\$192,000
Price Per Square Feet	\$129
Cap Rate:	7.84%
OPERATING DATA	IN-PLACE
Gross Income	\$192,000
Operating Expenses (None NNN Lease)	\$0
Net Operating Income	\$192,000



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