

# For Sale/Lease

Office Property - 2,784 SF Available



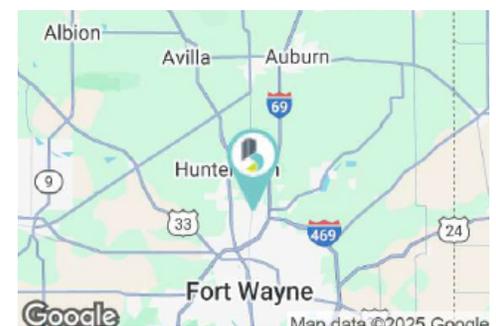
## 10534-10536 Coldwater Rd.

Fort Wayne, IN, 46845

### Highlights

- Investment or owner-user opportunity!
- 2,784 SF office condo available
- Built in 2000
- Zoned C1 - Professional Office & Personal Services
- Surrounded by heavily populated, higher-end residential areas
- Single or multi-tenant possibilities
- Near Parkview Hospital and Dupont Hospital campuses
- Neighboring businesses are 1st Source Bank, Kroger Marketplace, Wendy's, Do-It-Best, CVS, PNC, and Walgreens

Price Summary	\$399,000
Lease Rate	\$16.00/SF MG
Building Size	2,784 SF
Unit 10534	904 SF
Unit 10536	1,880 SF



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# Property Details

10534-10536 Coldwater Rd, Fort Wayne, IN 46845



## Property Information

Sale Price	\$399,000
Lease Rate	\$16.00/SF MG
Property Type	Office
Zoning	C1 - Professional Office & Personal Services
APN #	02-02-34-354-005.000-091 02-02-34-354-006.000-091
Annual Taxes	\$5,640 (2024 Pay 2025)
Association Dues	\$670 per Quarter

## Utilities & Amenities

Gas Source	NIPSCO
Water / Sewer	City of Fort Wayne
Power Supplier	AEP
Restrooms	Yes
Washer & Dryer Hook Up	Unit 10536 Only
Air Conditioner - One Unit	Central Air
Heating System - One Unit	Gas Forced Air
Utility Meters	Units not separately metered

## Building Information

Building Size	2,784 SF
Building Class	B
Tenancy	Single or multiple
Number of Floors	1
Year Built	2000 / Wood Frame
Construction Status	Existing
Condition	Good
Roof	Asphalt shingles
Floors	Carpet/Vinyl
Foundation	Slab
Lighting	Fluorescent

## Parking & Transportation

Parking Type	Surface parking adjacent to building
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## Taxes & Dues

Annual Taxes	\$5,640.00
Tax Year	2024 Pay 2025
Association Dues	\$670 per quarter



# Area Map

10534-10536 Coldwater Rd, Fort Wayne, IN 46845



Callout box listing businesses:

- Kroger
- KFC
- Wendy's
- Boil Best
- QUADALUPE'S MEXICAN GRILL
- Shell
- Rise n Roll BAKERY & DELI
- WINGS ETC. GRILL & PUB
- BAKMIL
- CASA GRILLE

Pine Valley Country Club

Callout box listing businesses:

- Great Clips
- Walgreens
- MATTRESS FIRM
- SP7
- PETER FRANKLIN JEWELERS
- SUN TAN CITY
- ups

Callout box with Bradley Company logo and text: Available

Pine Valley Shopping Center

Callout box listing businesses:

- THE LUCKY TURTLE GRILL
- Lake City Bank
- CVS pharmacy
- zianos Italian eatery
- THE SALVATION ARMY
- Fifth Third Bank
- SUBWAY
- Healthkick Nutrition Center
- THE BARGAIN LANE
- ACPL

Callout box listing businesses:

- BMW
- SUN RISE
- CASA GRANDE
- HIDEOUT 125 EST. 1933
- TREASURE HOUSE
- CHASE
- nail bar
- What's up PUB & GRUB
- complete HEALTH
- Oral Care Dental
- PIZZA HUT
- PNC
- Flagstar Bank
- State Farm
- Ruoff MORTGAGE
- McDonald's

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# For Sale

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# Demographics

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## Demographics

	1 Mile	3 Miles	5 Miles
Population	7,037	50,576	111,584
Total Households	2,813	20,148	44,646
Average Household Income	\$149,175	\$134,096	\$118,837
Traffic Count	14, 357 Daily - Coldwater Rd.	23,118 Daily - Corner of Dupont Rd. & Coldwater Rd.	
Nearest Highway	Hwy 1/Dupont Rd. - .2 Miles		
Distance to Interstate	I-69 - 1.6 Miles	I-469 - 2.4 Miles	
Distance to FWA International Airport	22 Miles		

