

# BND

COMMERCIAL

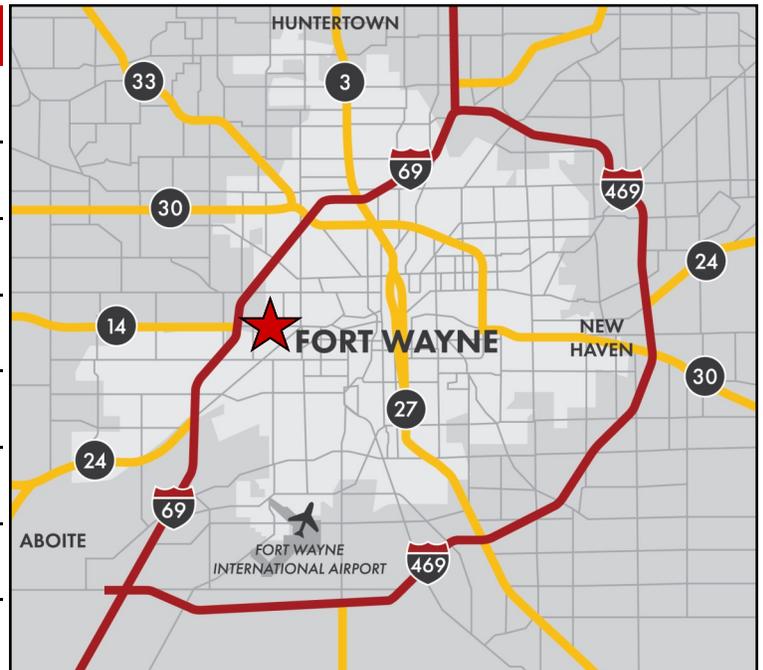
**COMMERCIAL > FOR SALE**  
**4,750 SQUARE FEET**  
**3210 ILLINOIS ROAD**  
**FORT WAYNE, INDIANA**

**Price Reduced!**



## HIGHLIGHTS:

Available Space:	4,750 Square Feet
Total Building Space:	4,750 Square Feet
Acreage:	0.39 Acres
Zoning:	I-1 Light Industrial/Commercial
Interior Can Be Retrofitted to Suit Your Business	
Monument Signage Included	
One 10' x 10' Overhead Door	
Reduced Sale Price:	<b>\$219,900.00</b>



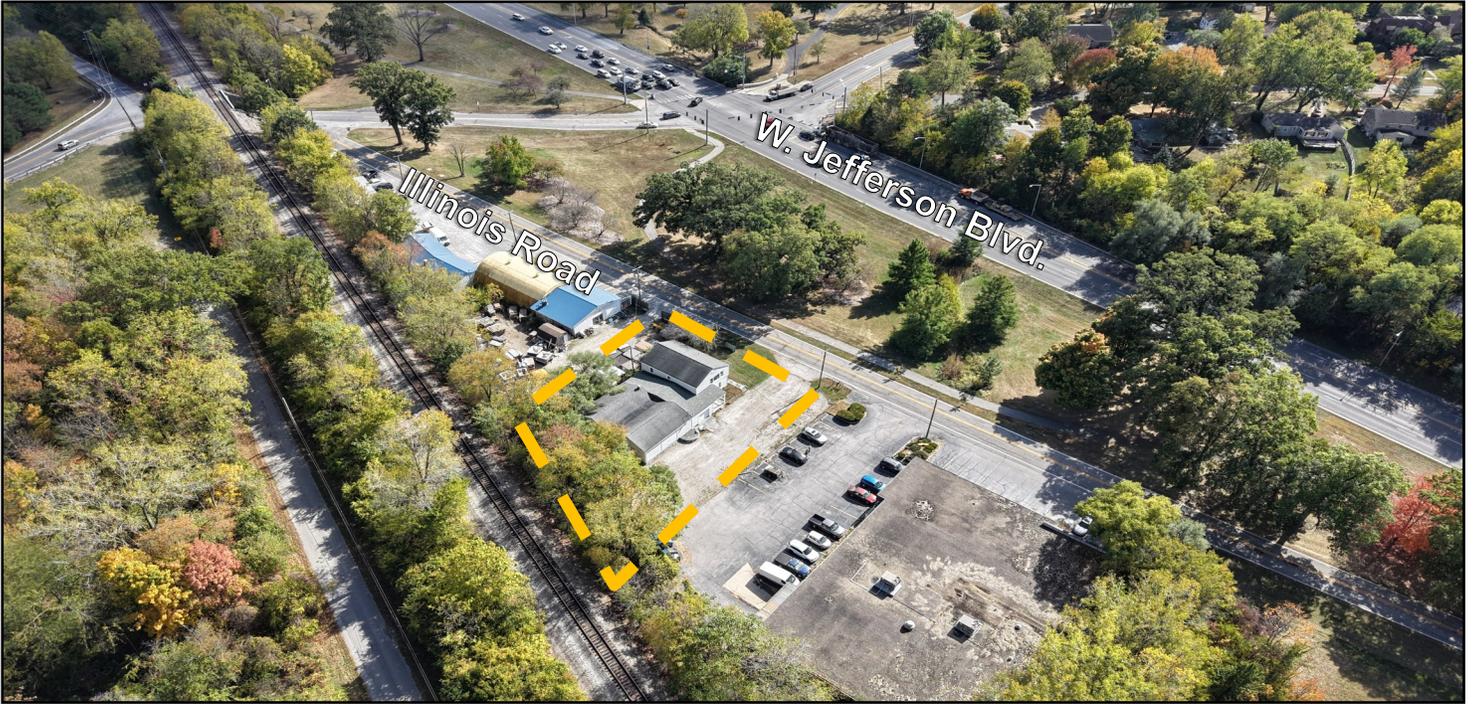
**Dalton Jasper**  
Cell: (260) 438-6401  
dj@bnd.net

1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net

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**FORT WAYNE, INDIANA****Property Highlights**

<b>Parcel Number</b>	02-12-04-378-004.000-074
<b>Address</b>	3210 Illinois Road
<b>City / State / Zip</b>	Fort Wayne / IN / 46802
<b>Sale / Lease</b>	Sale
<b>Available Space</b>	4,750 SF
<b>Total Building Size</b>	4,750 SF
<b>Land Size</b>	0.39 Acres
<b>Zoning</b>	I-1 Limited Industrial/Commercial Flex
<b>Number of Parcels</b>	One
<b>Dimensions</b>	Irregular - Approx. 106' x 128' x 99' x 162'
<b>Frontage</b>	± 106'
<b>Parking</b>	Unfinished for ±15 Vehicles
<b>Rail Access</b>	No
<b>Nearest Highway</b>	West Jefferson Blvd.
<b>Distance to Interstate</b>	Less than 1 mile
<b>Distance to Airport</b>	± 9.7 Miles to FW International
<b>Former Use</b>	Window Sales & Distribution

**2025 DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,196	61,814	157,213
<b>Avg. H/H Income</b>	\$66,826	\$70,998	\$72,026

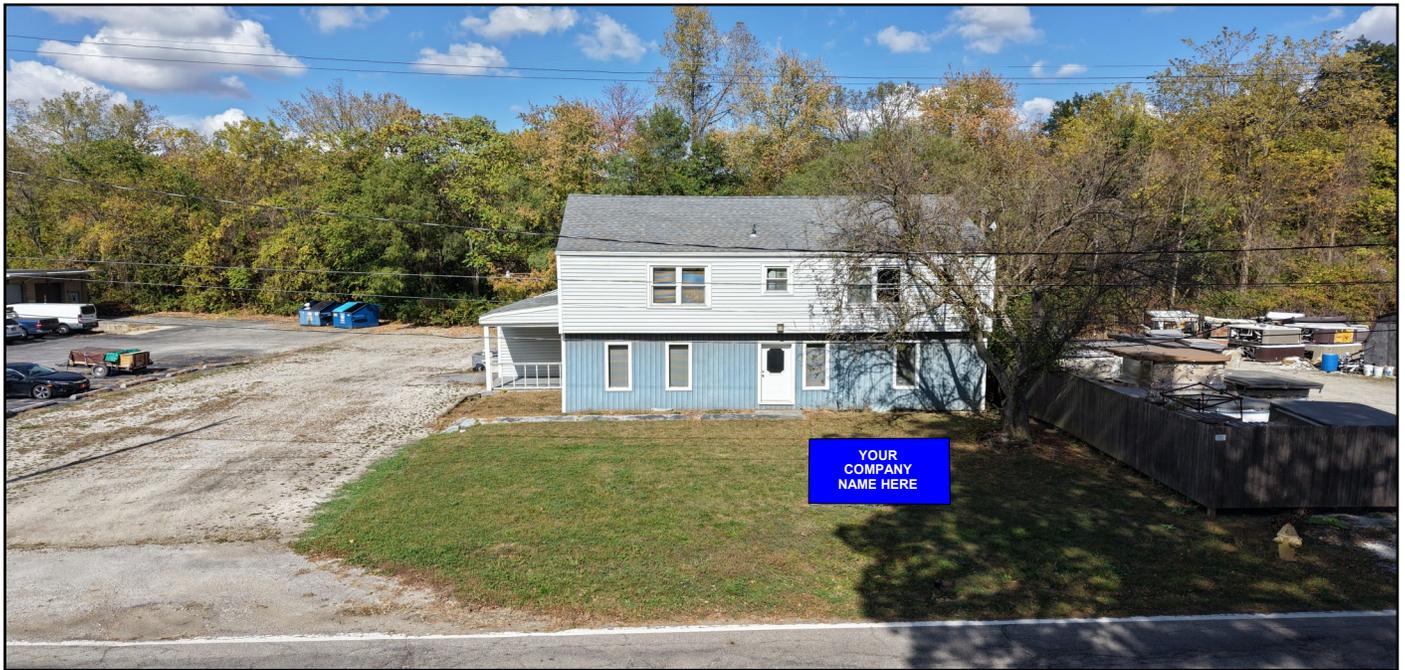
The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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**FORT WAYNE, INDIANA****Building Information**

<b>Construction Type</b>	<b>Wood Frame</b>
<b>Construction Year</b>	<b>1940, 1996</b>
<b>Number of Floors</b>	<b>Two in Main Building; One in Warehouse</b>
<b>Roof</b>	<b>Asphalt Shingle</b>
<b>Foundation</b>	<b>Concrete</b>
<b>Breakroom or Kitchen</b>	<b>Yes - 2nd Floor</b>
<b>Lighting</b>	<b>Fluorescent</b>
<b>Heating System</b>	<b>Yes</b>
<b>Electric</b>	<b>Standard</b>
<b>Air Conditioning</b>	<b>Yes</b>
<b>Sprinkler System</b>	<b>No</b>
<b>Restrooms</b>	<b>Two</b>
<b>OH Doors</b>	<b>One 10' x 10' Door</b>



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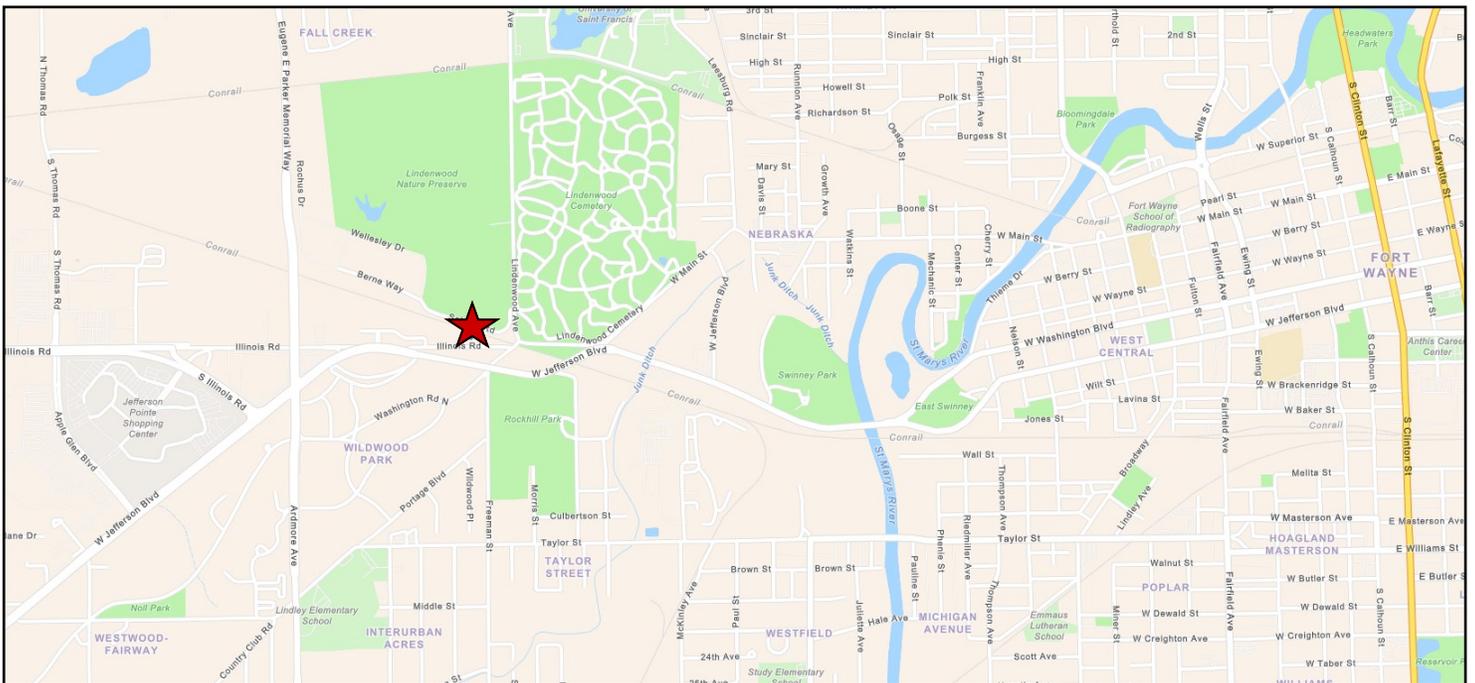
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FORT WAYNE, INDIANA

### Sale Information

<b>Reduced Sale Price</b>	<b>\$219,900.00</b>
<b>Terms</b>	<b>Cash at Closing</b>
<b>Annual Taxes</b>	<b>\$2,780.98</b>
<b>Tax Year / Pay Year</b>	<b>2024 / 2025</b>

### Utilities

	Company
<b>Gas</b>	<b>NIPSCO</b>
<b>Electric</b>	<b>I &amp; M</b>
<b>Water</b>	<b>City of Fort Wayne</b>
<b>Sewer</b>	<b>City of Fort Wayne</b>



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