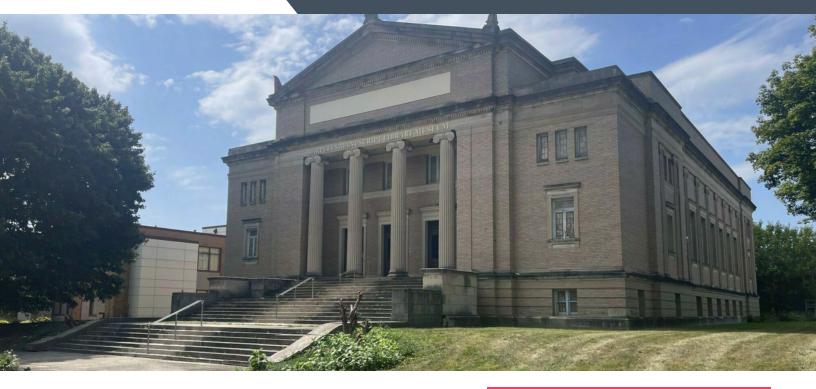


# MULTI-PURPOSE

## 2410 FAIRFIELD AVE., FORT WAYNE



#### PROPERTY OVERVIEW

Don't miss the chance to own a historic Fort Wayne property with immense potential. This former museum and church offers distinctive architecture, soaring ceilings, and endless commercial possibilities. Located south of downtown with high visibility and easy access, the property includes a rare half-acre parking lot. Ideal for entrepreneurs, developers, or investors seeking a unique, high-value opportunity.

#### PRICE REDUCED!

- Landmark building, previously a museum and church
- Prime location south of downtown offering high visibility and easy access
- Additional .31 acre parking lot
- Versatile property ideal for various commercial uses, including event venue, showroom, & residential conversion.
- Zoned R3 Multi-Family, with available building plans for a possible multi-family conversion (Inquire for copy)

REDUCED:	<del>\$420,000</del>	\$399	.000

Lot & Parking Lot Size:	1.18 Acres
Building Size:	27,556 SF













SALE

## MULTI-PURPOSE

#### LOCATION INFORMATION

Street Address	2410 Fairfield Avenue
City, State, Zip	Fort Wayne, IN 46807
County	Allen
Township	Wayne

#### **BUILDING INFORMATION**

BOILDING IN OKLIATION	
Building Size	27,556 SF
Building Class	С
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	9 ft
Number of Floors	3
Year Built	1927
Construction Status	Existing
Condition	Average
Roof	Rubber
Free Standing	Yes
Number of Buildings	1
Office Buildout	1,200 SF
Column Spacing	16 ft

#### PROPERTY INFORMATION

Property Type	Multi-purpose
Zoning	R3
Lot & Parking Lot Size	1.18 Acres
APN #	02-12-11-377-019.000-074
Lot Frontage	152 ft
Lot Depth	250 ft
Cross Street	Pierce Ave.
Corner Property	Yes

#### **PARKING**

Parking Type	Surface, dedicated parking lot
Parking Lot Size	0.31 Acre

#### **UTILITIES & AMENITIES**

Restrooms	6
Security System	Yes
Water/Sewer	City
Electric Supplier	AEP
Gas Supplier	NIPSCO

#### **TAXES**

2024 Taxes	\$7,776.44

#### **CONNER CALL**

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SALE

**MULTI-PURPOSE** 

## FLOOR PLAN BREAKDOWN

Studios & 1 Bedrooms



Packard Studio 350 SF



Fairfield 1 Bed 1 Bath 720 SF

Harrison 1 Bed 1 Bath 550 SF





## SITE MAP

26- & 36-Unit Plans

Levels 0, 1, and 2

	Broadway 615 SF		8		8-	Fair 720	field		Stairs Level 1 - Pet Wash Statio
Stairs Level 1 Common Bathrooms Level 2 Common Area Rec Lounge	Broadway 615 SF	Harrison 550 SF Harrison 550 SF	8	Fairfield 720 SF Fairfield 720 SF		Fairfield 720 SF		Harrison 550 SF	Packard 150 SF
Cleaning Closet Leasing Office	8		8		8	117	8	1	Stairs
-									Stairs Level 0: Gym

Packard (350 SF) x 2 = 700 SF Harrison (550 SF) x 4 = 2200 SF Fairfield (720 SF) x 4 = 2880 SF Broadway (615 SF) x 2 = 1230 SF

V

26 Unit Building: Broadway (615 SF) x 2 = 1230 SF

Levels Overview

Level 0 = Basement

Level 1 = Ground Floor Entrances (West Side)

Level 2 = Grand Staircase Entrance (East Side)

Level 3 = Storage, Choir Balcony, & Organ Gallery

### Level 3



36 Unit Building: Floor Plans Stack from Levels 1 & 2

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SALE

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POPULATION	I MILE	3 MILES	5 MILES
Total Population	16,299	93,762	169,056
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	36	38
HOUSEHOLDS & INCOME	I MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	I MILE 6,544	3 MILES 37,414	5 MILES 69,253
Total Households	6,544	37,414	69,253

#### TRAFFIC COUNTS

Fairfield Ave. 10,551/day

Demographics data derived from AlphaMap. Traffic counts from INDOT 2025

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