

SALE



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: \$420,000 \$399,000

Lot & Parking Lot Size: 1.18 Acres

Building Size: 27,556 SF



BRADLEY COMPANY
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LOCATION INFORMATION

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

BUILDING INFORMATION

Building Size	27,556 SF
Building Class	C
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
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FLOOR PLAN BREAKDOWN

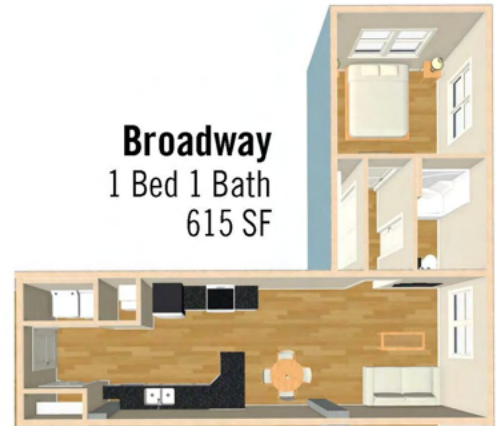
Studios & 1 Bedrooms



Packard
Studio
350 SF



Fairfield
1 Bed 1 Bath
720 SF



Broadway
1 Bed 1 Bath
615 SF



Harrison
1 Bed 1 Bath
550 SF

SITE MAP

26- & 36-Unit Plans

Levels 0, 1, and 2



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



Level 3



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

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

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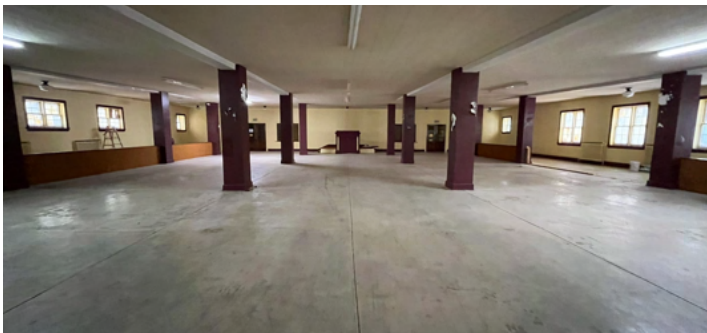
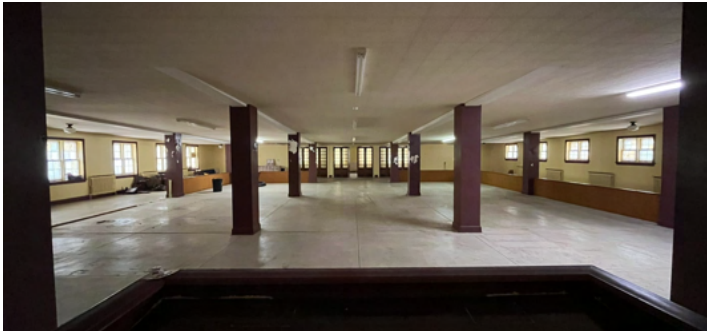
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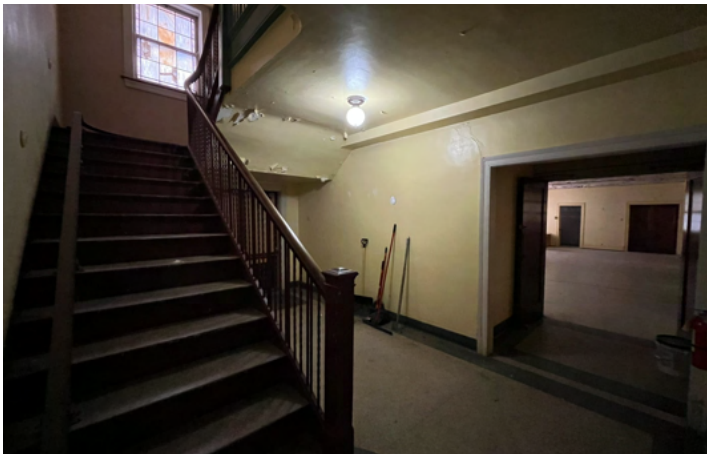
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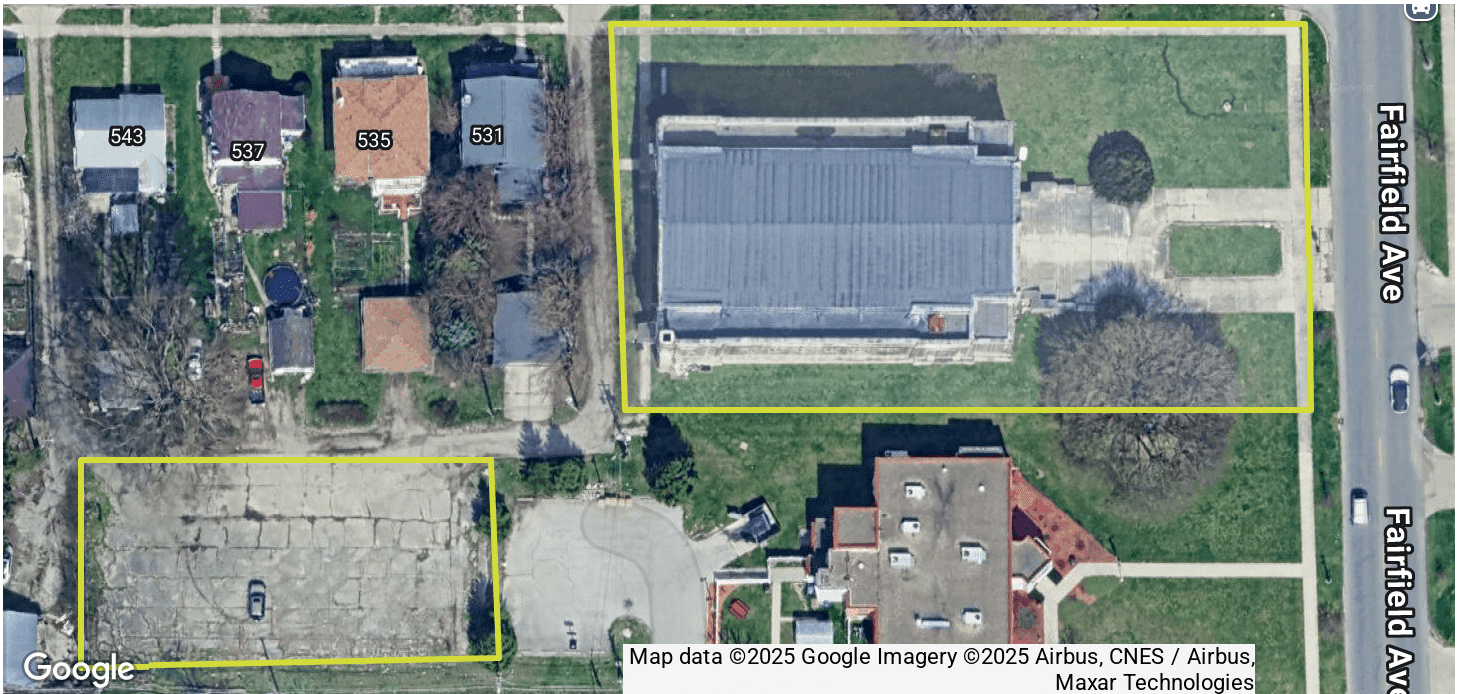
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POPULATION

1 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

1 MILE

3 MILES

5 MILES

Total Households	6,544	37,414	69,253
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$62,570	\$59,244	\$63,898
Average House Value	\$151,983	\$135,002	\$156,302

TRAFFIC COUNTS

Fairfield Ave. 10,551/day

Demographics data derived from AlphaMap. Traffic counts from INDOT 2025

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