



Main Street Corridor Industrial/Retail

1825 West Main Street
Fort Wayne, IN 46808



18,014 SF Industrial/Retail Building For Sale or Lease

Industrial warehouse for sale or lease on Historic West Main Street, located between downtown Fort Wayne and the University of St. Francis. The property totals 18,014 SF across two levels: 13,070 SF of open warehouse space, and 4,944 SF built out as a fully operational restaurant with offices.

Property Highlights

- ▶ 77 indoor seats, 12-seat bar, heated and covered patio with room for 50 guests
- ▶ Located between downtown Fort Wayne and the University of St. Francis
- ▶ Two-story warehouse ideal for private events, live entertainment, or expansion
- ▶ Eligible for a downtown 3-way liquor license through the City of Fort Wayne
- ▶ Large grass lot suitable for parking, outdoor activities, or future development
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**
- ▶ **FOR SALE: \$1,200,000**

NEAL BOWMAN, SIOR

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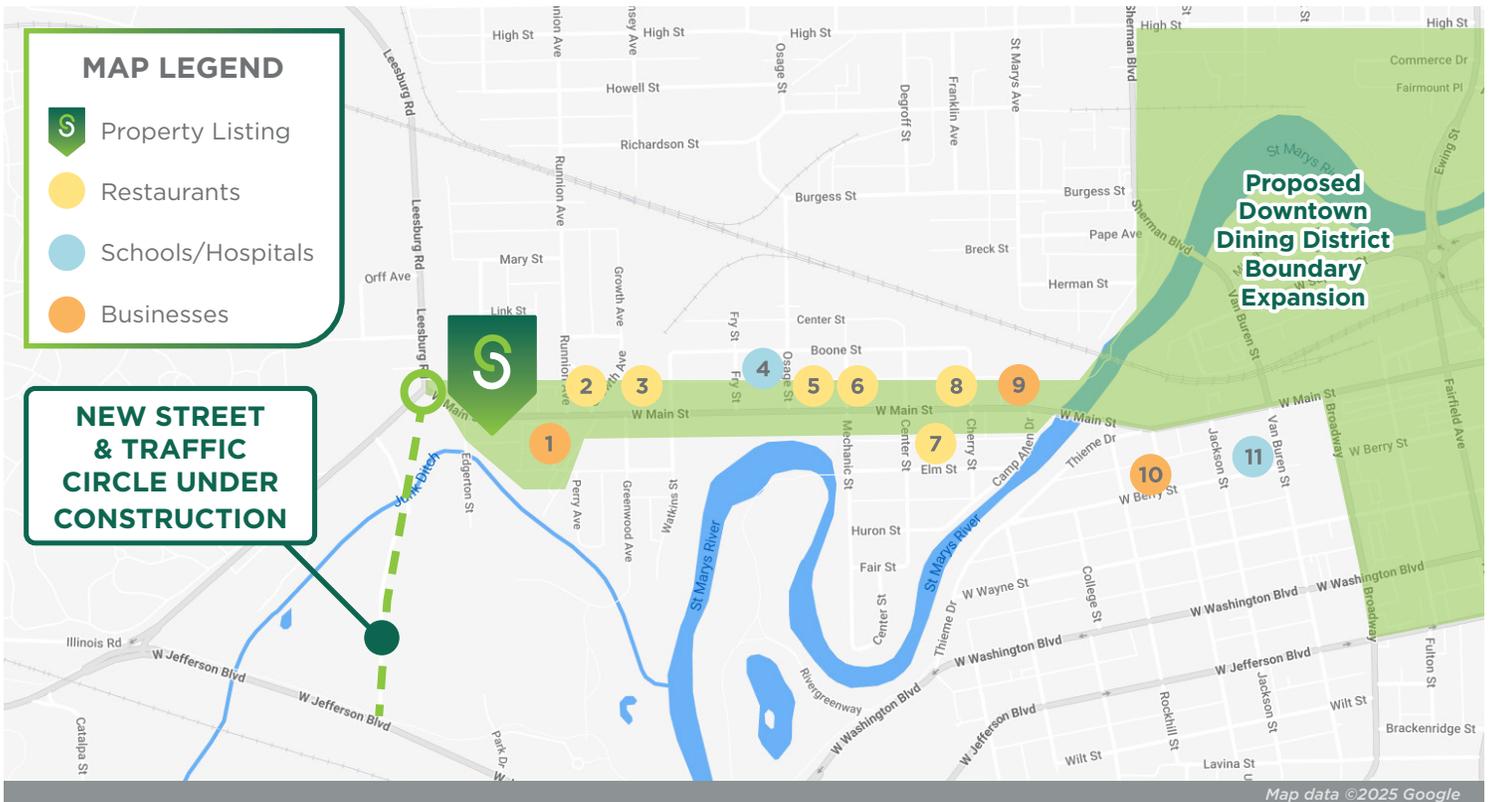
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Excellent Location

1825 West Main Street is located on the western end of the Historic West Main Street Corridor. The City of Fort Wayne has recently proposed updates to the Downtown Dining District boundary lines, which will include this property. Thus, the property will be eligible for a downtown 3-way liquor license.

Just west of this site, a new road and traffic circle is currently under construction, which will allow for easy access to West Jefferson Boulevard, a major thoroughfare with access to both downtown and Fort Wayne's southwest side. Up Leesburg Road is the University of St. Francis, a growing campus that brings steady traffic to West Main Street and downtown.

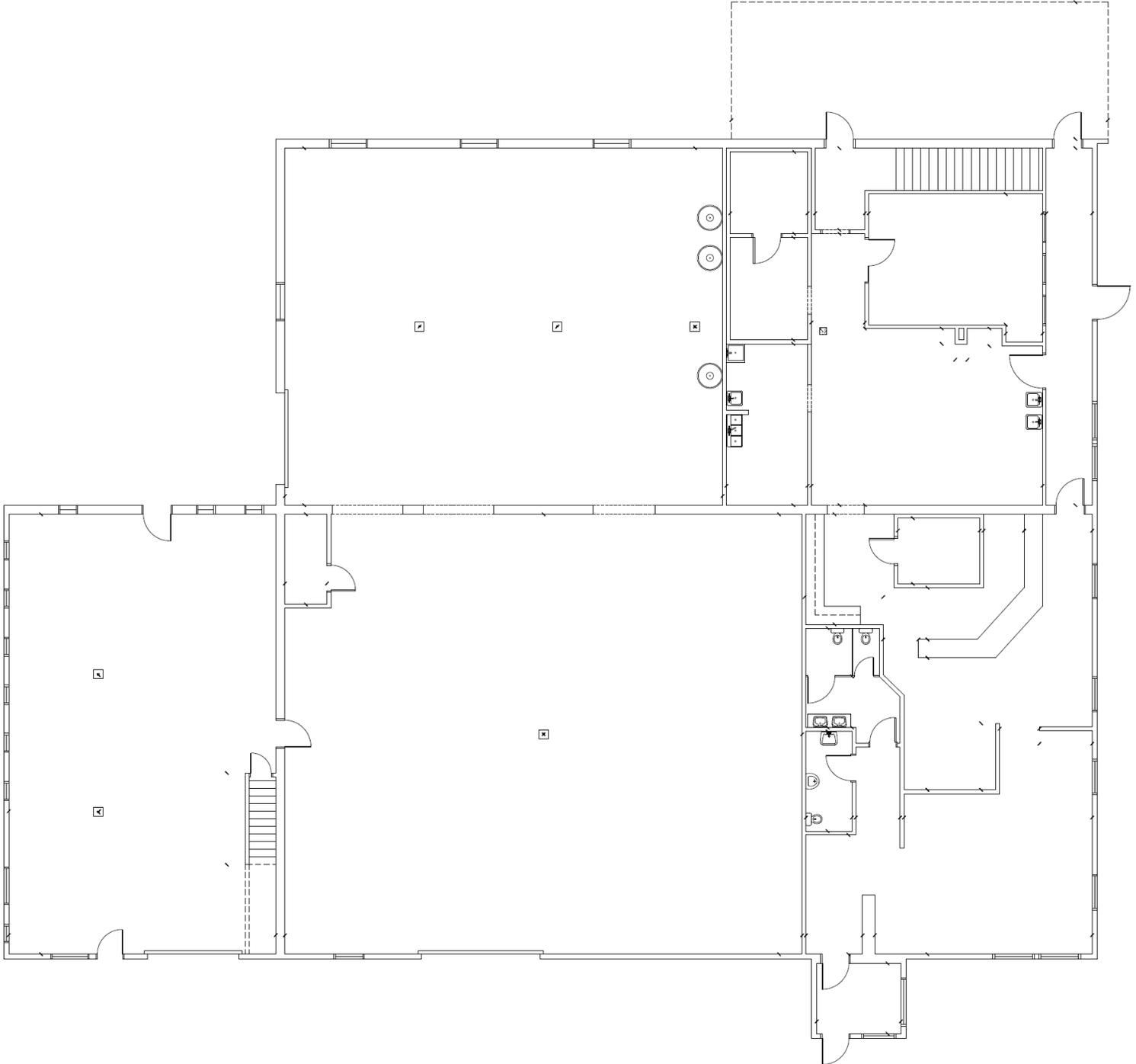
1825 West Main Street is also nearby several longstanding and new restaurants and businesses, including:

- | | | |
|---|------------------------------------|---------------------------------------|
| 1. Marathon Gas | 5. Redwood Inn | 8. Caking at Midnight |
| 2. O'Sullivan's Italian Pub | 6. Spoke + Ivy/Black Rabbit | 9. Extra Space Storage |
| 3. Paula's On Main | 7. Pedal City | 10. Arena Dinner Theatre |
| 4. Center for Academic Success at Nebraska | | 11. Lutheran Downtown Hospital |

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**Main Street Corridor Industrial/Retail**1825 West Main Street
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Floor plans may not be to scale. Contact broker for detailed floor plan.

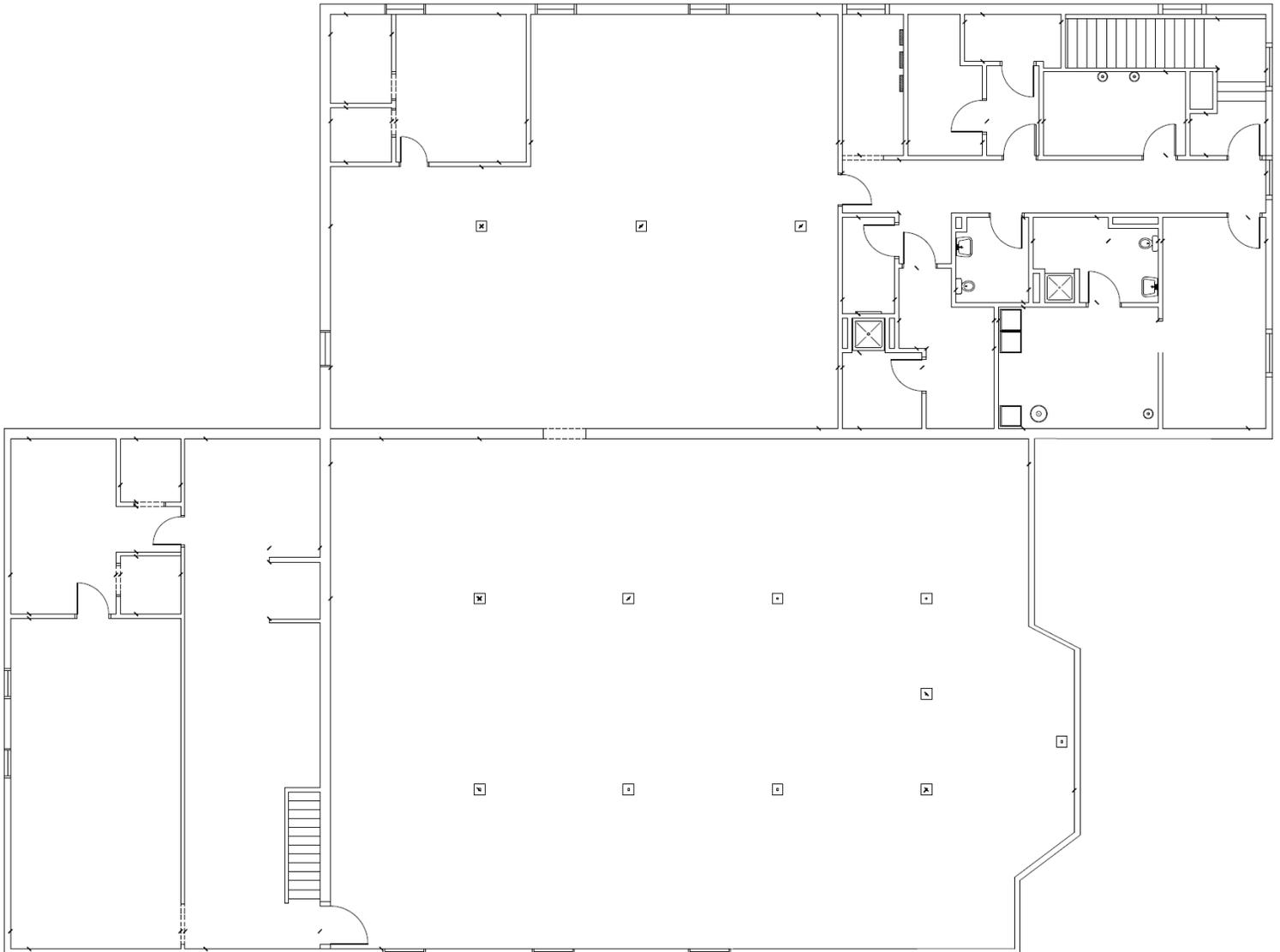
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Main Street Corridor Industrial/Retail

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Level 2 - 8,459 SF



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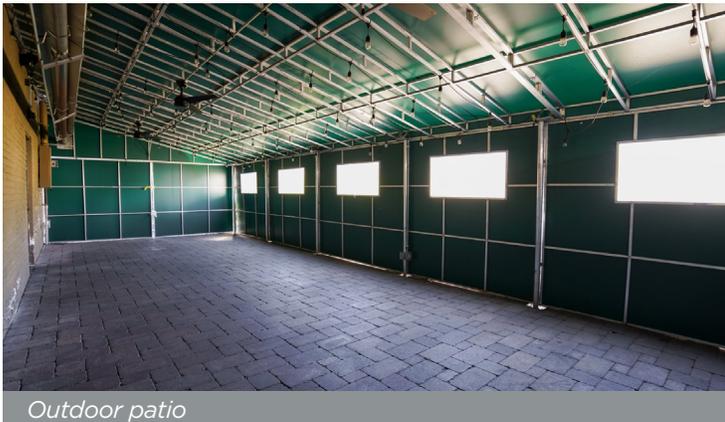
Additional Images



Dining area



Bar area (seats 12)



Outdoor patio



Brewing equipment



Kitchen



Parking lot and outdoor recreational area

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Site Plan - 2.13 AC



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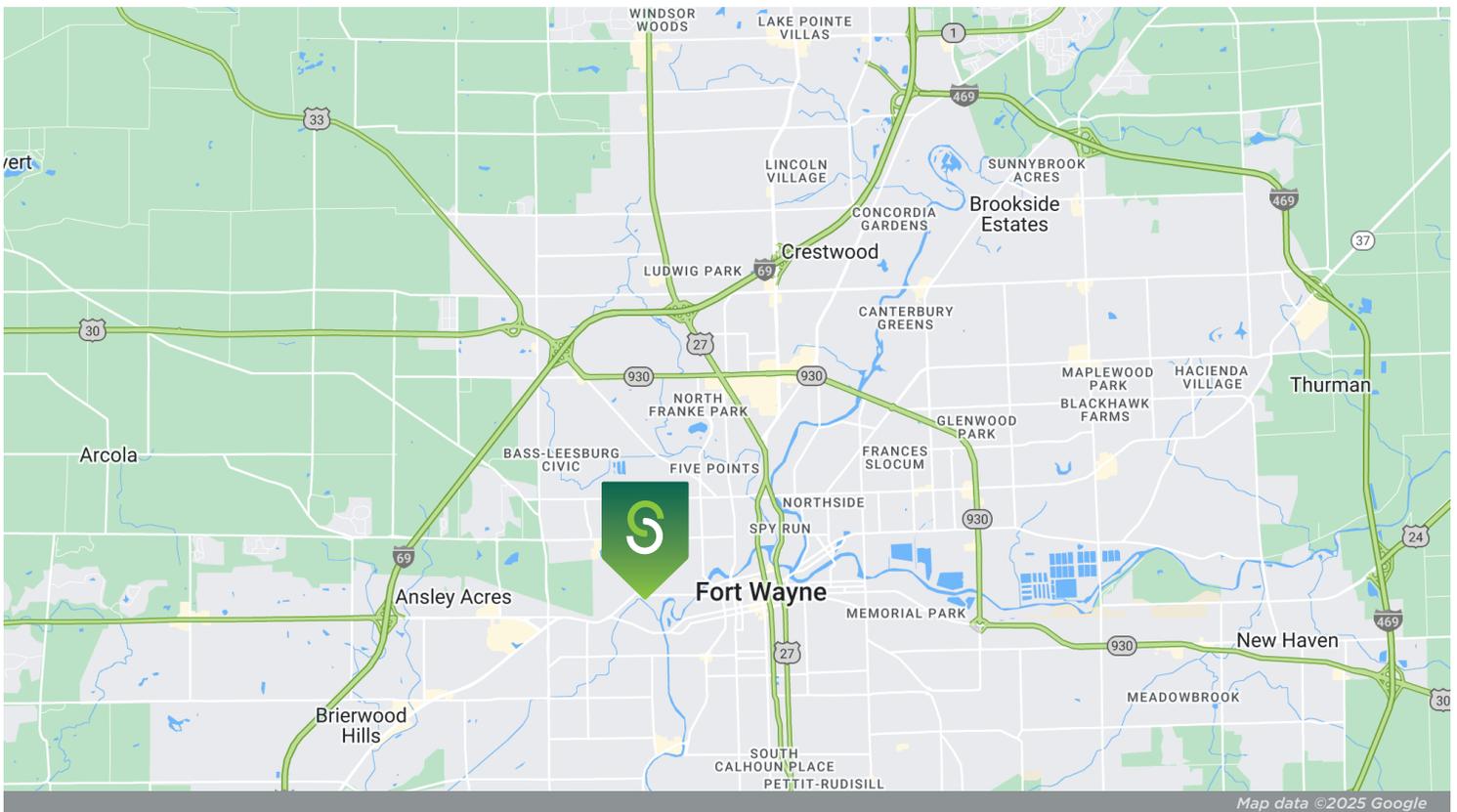
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Front entrance



Rear overhead door



Map data ©2025 Google

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PROPERTY INFORMATION

Address	1825 W Main St
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-03-376-002.000-074
2024 Tax/Payable 2025	\$6,364.72



SALE INFORMATION

Price	\$1,200,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$7.50/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

AVAILABLE UNITS

Total Building Area	18,014 SF	
Total Available	18,014 RSF	
Max Contiguous	18,014 RSF	
Units Available	RSF	Monthly Rate
• 1825	18,014	\$11,258.75

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

SITE DATA

Site Acreage	2.13 acres
Zoning & Description	UC - Urban Corridor
Traffic Count	8,052 VPD - West Main Street
Flood Zone	AE, X, Area with reduced flood risk due to levee

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Industrial/retail
Year Built	1900
# of Stories	2
Construction Type	Wood frame brick wrap
Roof	Rubber membrane (2018)
Heating	Gas-forced air (dining area) Suspended gas (warehouse)
A/C	Central air (dining area)
Sprinkler	No
Signage	Building, monument

ADDITIONAL INFORMATION

- Eligible for 3-way liquor license
- Land parcel offers room for additional development; outdoor recreational area
- Perfect for an event space or restaurant

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