

North River Re-Development Opportunity

200 Sixth Street, Fort Wayne, Indiana

Drastic Price Reduction!

Re-Development Area
See P. 12



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Property Information

Building Information

Construction Type	Post & beam, masonry
Construction Year	1895, 1929, remodeled 2007
Number of Floors	Two plus basement
Roof	50% Membrane; 50% Tone Ballast
Foundation	Basement
Heating System	Hot water boiler; Air rotation
Electric	4,000 Amps; 3-Phase
Air Conditioning	Central air in 90% of building
Sprinkler System	50% wet sprinklered
Restrooms	Five
Ceiling Height	Office - 9'; Warehouse - 12' to 14'
Bay Spacing	East side - 13' x 19' West side - 20' x 20'
Docks	None
OH Doors	(1) 10' x 10' and (1) 10' x 12'

Recent Building Improvements:

- New windows on the South facing facade
- Renovations to front offices, foyer, lobby and conference rooms
- Created discreet open spaces with garage door access
- On-going maintenance to elevator; inspections have been kept current
- New carpet on the first floor
- Painted first floor ceiling



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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Property Information

Sale Price:
\$2,600,000

Property Highlights

Parcel Numbers	02-07-35-381-009.000-074 02-07-35-453-007.000-074 02-07-35-455-001.000-074
Address	200 Sixth Street
City / State / Zip	Fort Wayne / IN / 46808
Sale / Lease	Sale
Taxes	\$19,690.56 Payable 2024/2025 (all 3 parcels)
Available Space	42,320 SF
Total Building Size	42,320 SF
Land Size	1.25 Acres Located in Opportunity Zone
Zoning	I-2 General Industrial
Number of Parcels	Three
Dimensions	Irregular
Frontage	245' W x 230' D
Parking	Paved Parking for 55 Vehicles
Rail Access	No
Nearest Highway	N. Clinton Street
Distance to Interstate	±4.5 Miles
Distance to Airport	±9 Miles
Former Use	Filming Industry; Reception Venue

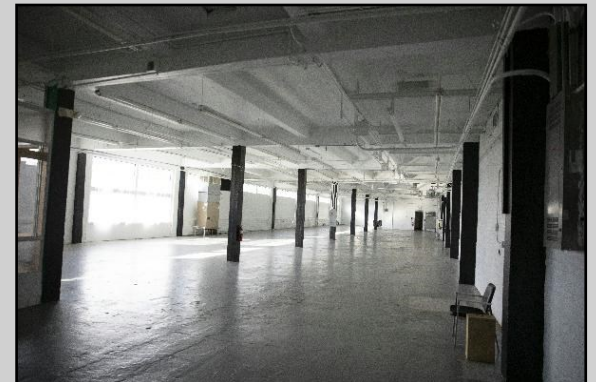
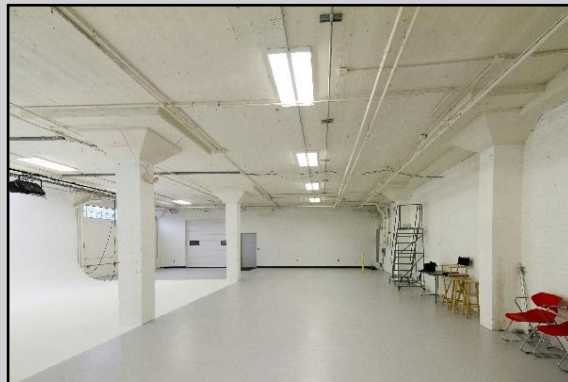
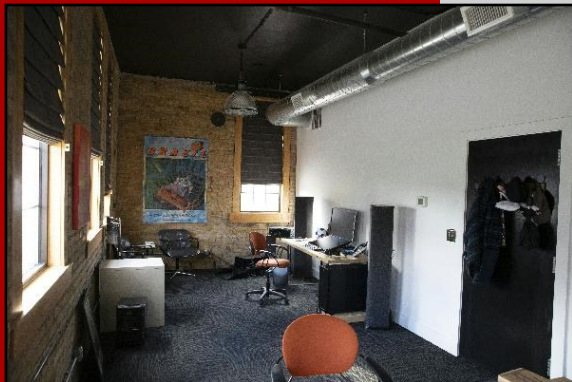
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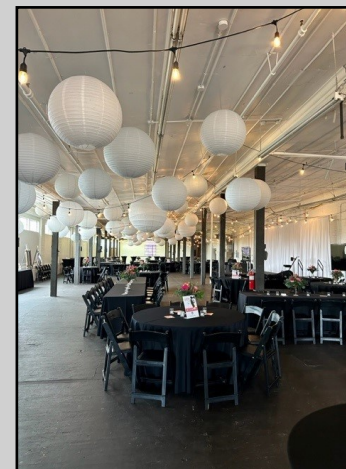
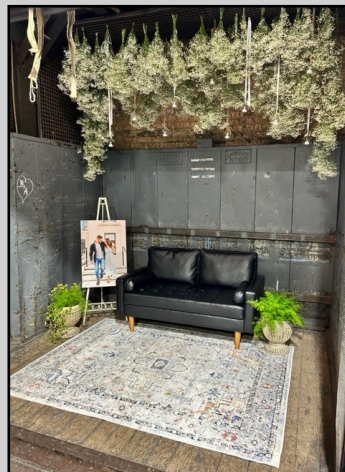
Property Photos



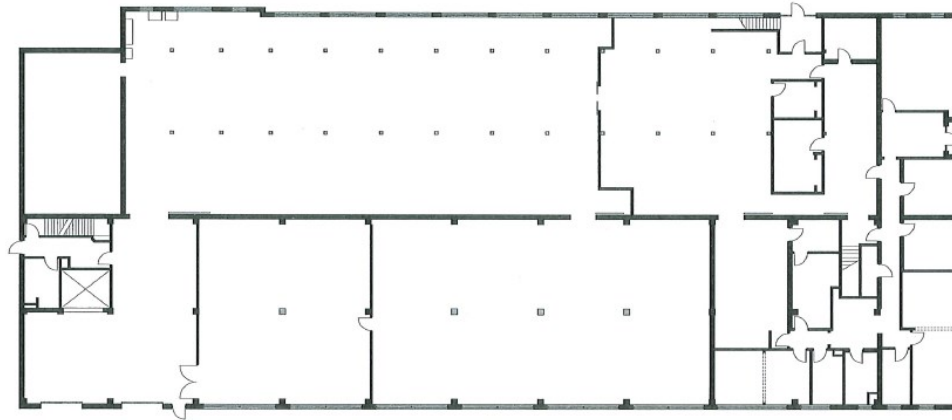
Interior Photos



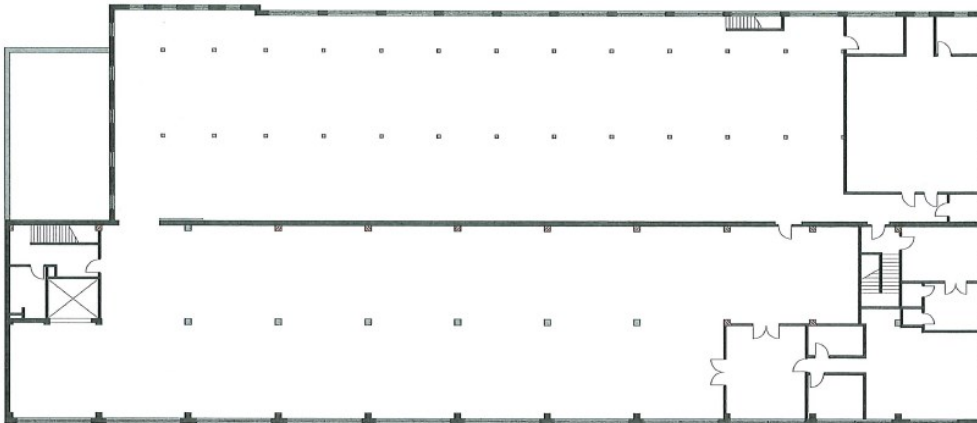
Venue/Event Photos



Space Plans



1 FLOOR PLAN - MAIN LEVEL
DATE: 01-14-14

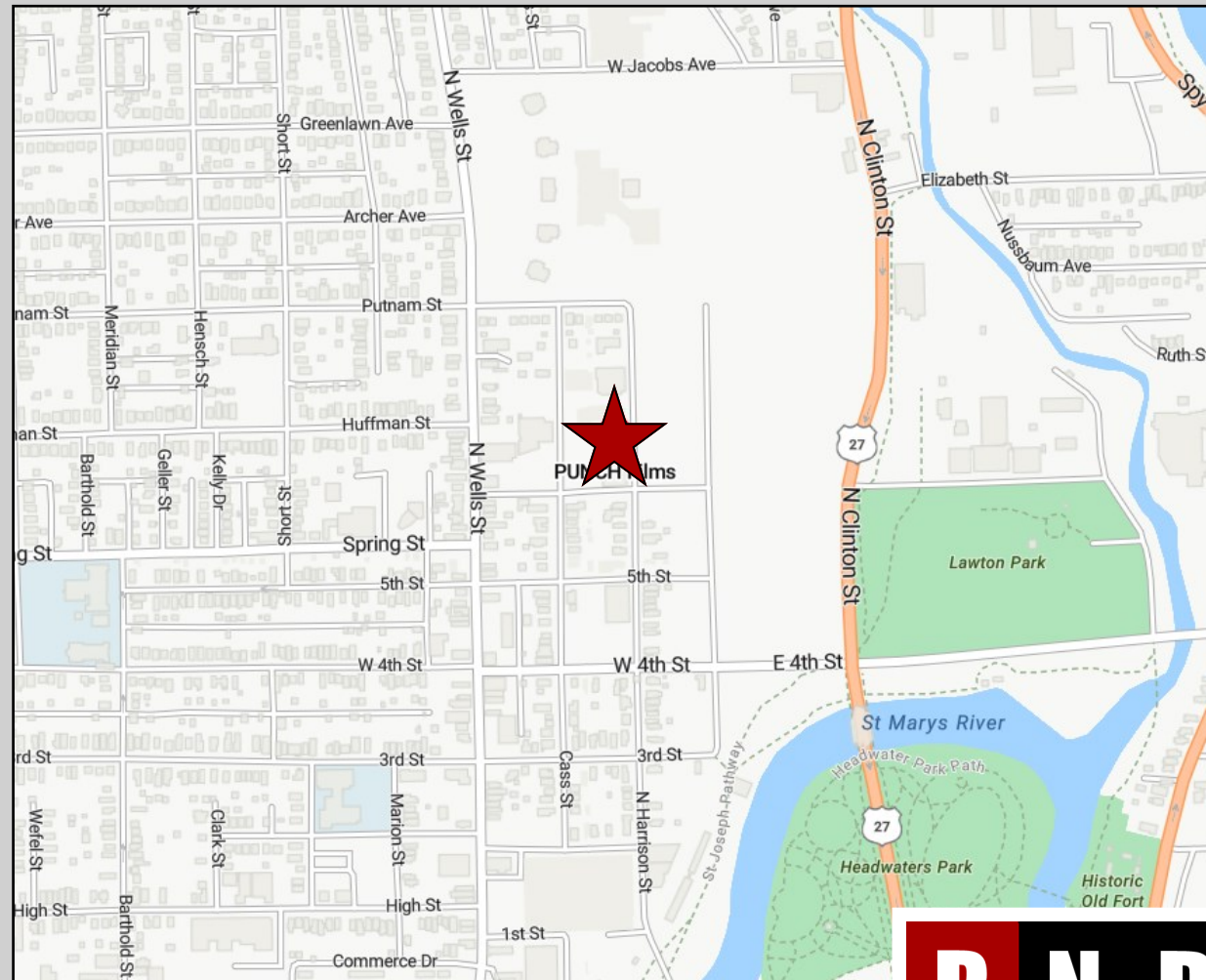
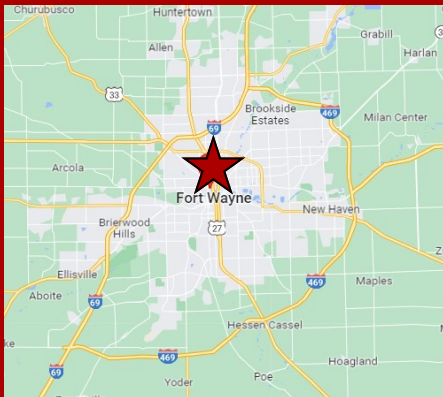


1 FLOOR PLAN - SECOND LEVEL
DATE: 01-14-14



Location

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Fort Wayne, IN 46808



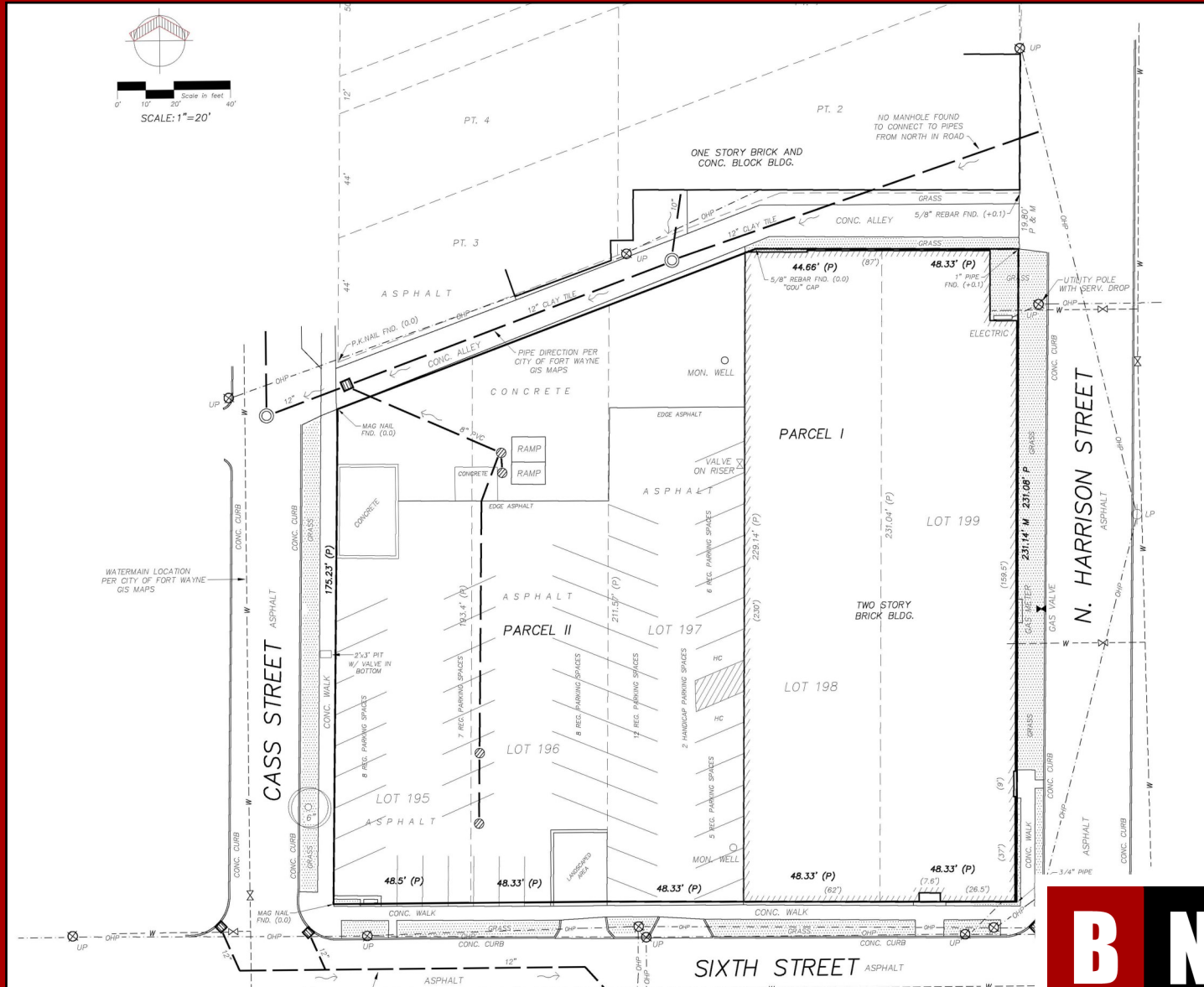
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Property Lines



Survey



BND

COMMERCIAL

Property Aerial



Re-Development Area

Rendering of new North River Development area just east of listing property.



Project Description

Thirty acres. Vacant. City-owned. Connected to the downtown of the fastest-growing big city in the Midwest by a \$100+ million Riverfront Park. Surrounded by hundreds of million of dollars in new investment.

