

# For Sale/Lease

Office Property - 2,784 SF Available



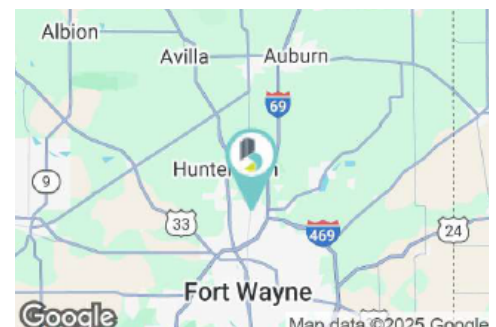
## 10534-10536 Coldwater Rd.

Fort Wayne, IN, 46845

### Highlights

- Investment or owner-user opportunity!
- 2,784 SF office condo available
- Built in 2000
- Zoned C1 - Professional Office & Personal Services
- Surrounded by heavily populated, higher-end residential areas
- Single or multi-tenant possibilities
- Near Parkview Hospital and Dupont Hospital campuses
- Neighboring businesses are 1st Source Bank, Kroger Marketplace, Wendy's, Do-It-Best, CVS, PNC, and Walgreens

|               |               |
|---------------|---------------|
| Price Summary | \$399,000     |
| Lease Rate    | \$16.00/SF MG |
| Building Size | 2,784 SF      |
| Unit 10534    | 904 SF        |
| Unit 10536    | 1,880 SF      |



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# Property Details

10534-10536 Coldwater Rd, Fort Wayne, IN 46845



## Property Information

|                  |                                                      |
|------------------|------------------------------------------------------|
| Sale Price       | \$399,000                                            |
| Lease Rate       | \$16.00/SF MG                                        |
| Property Type    | Office                                               |
| Zoning           | C1 - Professional Office & Personal Services         |
| APN #            | 02-02-34-354-005.000-091<br>02-02-34-354-006.000-091 |
| Annual Taxes     | \$5,640 (2024 Pay 2025)                              |
| Association Dues | \$670 per Quarter                                    |

## Building Information

|                     |                    |
|---------------------|--------------------|
| Building Size       | 2,784 SF           |
| Building Class      | B                  |
| Tenancy             | Single or multiple |
| Number of Floors    | 1                  |
| Year Built          | 2000 / Wood Frame  |
| Construction Status | Existing           |
| Condition           | Good               |
| Roof                | Asphalt shingles   |
| Floors              | Carpet/Vinyl       |
| Foundation          | Slab               |
| Lighting            | Fluorescent        |

## Utilities & Amenities

|                            |                              |
|----------------------------|------------------------------|
| Gas Source                 | NIPSCO                       |
| Water / Sewer              | City of Fort Wayne           |
| Power Supplier             | AEP                          |
| Restrooms                  | Yes                          |
| Washer & Dryer Hook Up     | Unit 10536 Only              |
| Air Conditioner - One Unit | Central Air                  |
| Heating System - One Unit  | Gas Forced Air               |
| Utility Meters             | Units not separately metered |

## Parking & Transportation

|              |                                         |
|--------------|-----------------------------------------|
| Parking Type | Surface parking<br>adjacent to building |
|--------------|-----------------------------------------|

## Taxes & Dues

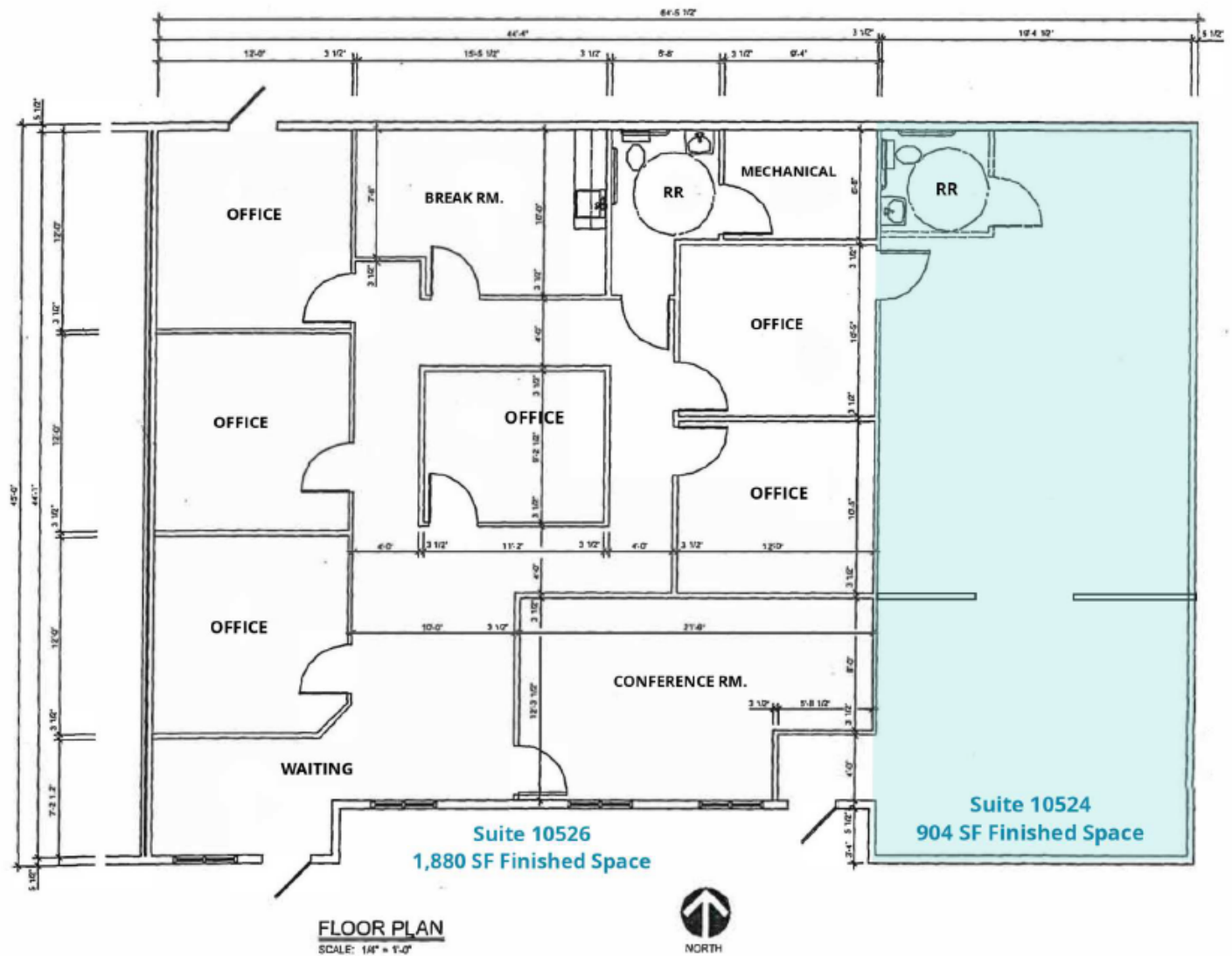
|                  |                   |
|------------------|-------------------|
| Annual Taxes     | \$5,640.00        |
| Tax Year         | 2024 Pay 2025     |
| Association Dues | \$670 per quarter |

# Floor Plan

10534-10536 Coldwater Rd, Fort Wayne, IN 46845

**2,784 SF Total Office Space**

(Not to Scale)



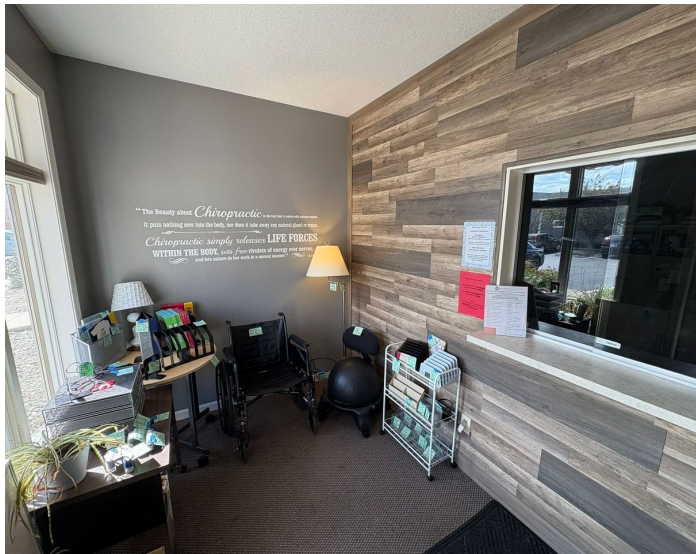
# Area Map

10534-10536 Coldwater Rd, Fort Wayne, IN 46845



# For Sale

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# Demographics

10534-10536 Coldwater Rd, Fort Wayne, IN 46845

## Demographics

|                                       | 1 Mile                        | 3 Miles                                             | 5 Miles   |
|---------------------------------------|-------------------------------|-----------------------------------------------------|-----------|
| Population                            | 7,037                         | 50,576                                              | 111,584   |
| Total Households                      | 2,813                         | 20,148                                              | 44,646    |
| Average Household Income              | \$149,175                     | \$134,096                                           | \$118,837 |
| Traffic Count                         | 14, 357 Daily - Coldwater Rd. | 23,118 Daily - Corner of Dupont Rd. & Coldwater Rd. |           |
| Nearest Highway                       | Hwy 1/Dupont Rd. - .2 Miles   |                                                     |           |
| Distance to Interstate                | I-69 - 1.6 Miles              | I-469 - 2.4 Miles                                   |           |
| Distance to FWA International Airport | 22 Miles                      |                                                     |           |

