



FOR **SALE** SPECIAL PURPOSE  
PROPERTY



609 Putnam St  
Fort Wayne, IN 46808

# 29,990 SF Church Available For Sale

## About The Property

- Freestanding building with 4 access points, on corner of Putnam St. and Spring St.
- Ideal use for religious institution, community center, medical office/healthcare facility, or educational purposes
- Furniture and equipment included
- Full commercial kitchen, sanctuary, gymnasium, meeting space, youth group and daycare areas
- 1.73 acre site with extra outdoor area for parking, recreation, and future expansion
- Sale Price: \$775,000 (\$25.84/SF)



**the**  
**Zacher**  
company

DAN GABBARD  
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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*



# PROPERTY INFORMATION

## 29,990 SF CHURCH AVAILABLE FOR SALE

### BUILDING LOCATION/SIZE/ZONING

Street Address	609 Putnam St
City, State, Zip	Fort Wayne, IN 46808
Neighborhood	North Highlands & Hamilton Park
Total Building Size	29,990 SF
Site Acreage	1.73 Acres
Zoning	R1/Single Family Residential

### BUILDING DATA

Original Construction Date	1920
Construction Type	Brick
Building Type	Religious Institution, Special Purpose
Number of Stories	5
Roof	Slanted, Rubber Membrane
Central A/C	Congregation Area
Boiler Heaters	2 Years Old
Entrances	5 (One ADA)
Parking Lot	Asphalt (36,600 SF)

### POPULATION DEMOGRAPHICS

1 Mile	15,615
3 Miles	78,698
5 Miles	178,418

### UTILITIES

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

### PRICE/AVAILABILITY

Sale Price	\$775,000.00
Sale Price/SF	\$25.84
Available	Immediately

### PROPERTY TAXES

Parcel Number	02-07-35-358-003.000-074
Assessment: Land	\$131,600
Improvement	\$858,500
Total Assessment	\$990,100
Annual Taxes	Exempt

### BUILDING AMENITIES

Viking Fire Protection  
Security system with cameras in place  
Large projector, tech, and music equipment  
260 seating capacity sanctuary  
Full commercial kitchen and additional kitchenette area  
Finished and functional basement area  
Elevator to main floor and lifts to all floors

### RECENT IMPROVEMENTS

New roof, two air conditioning units, gutters, tech and music system, and boiler heater



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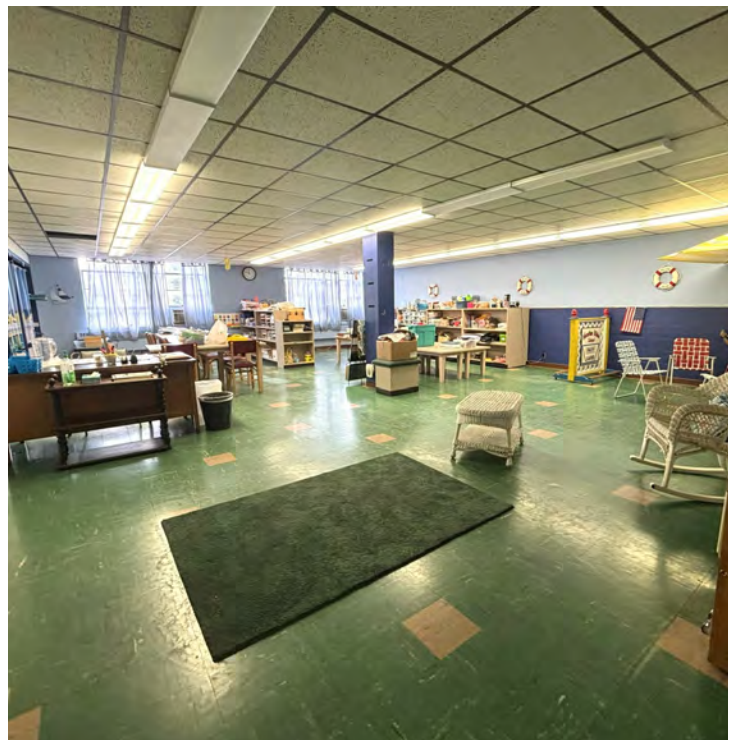


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# ADDITIONAL PHOTOS

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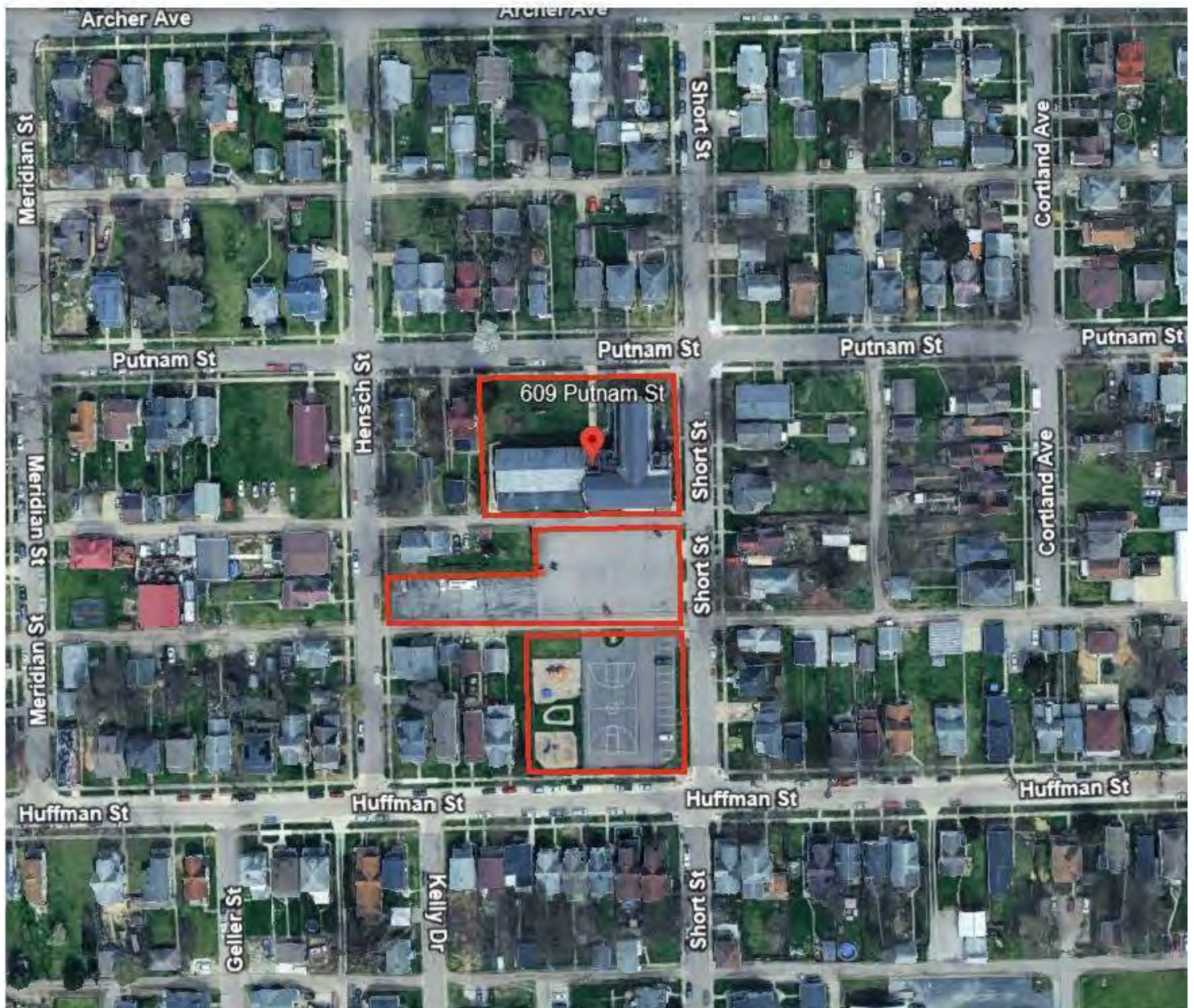


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# SITE AERIAL

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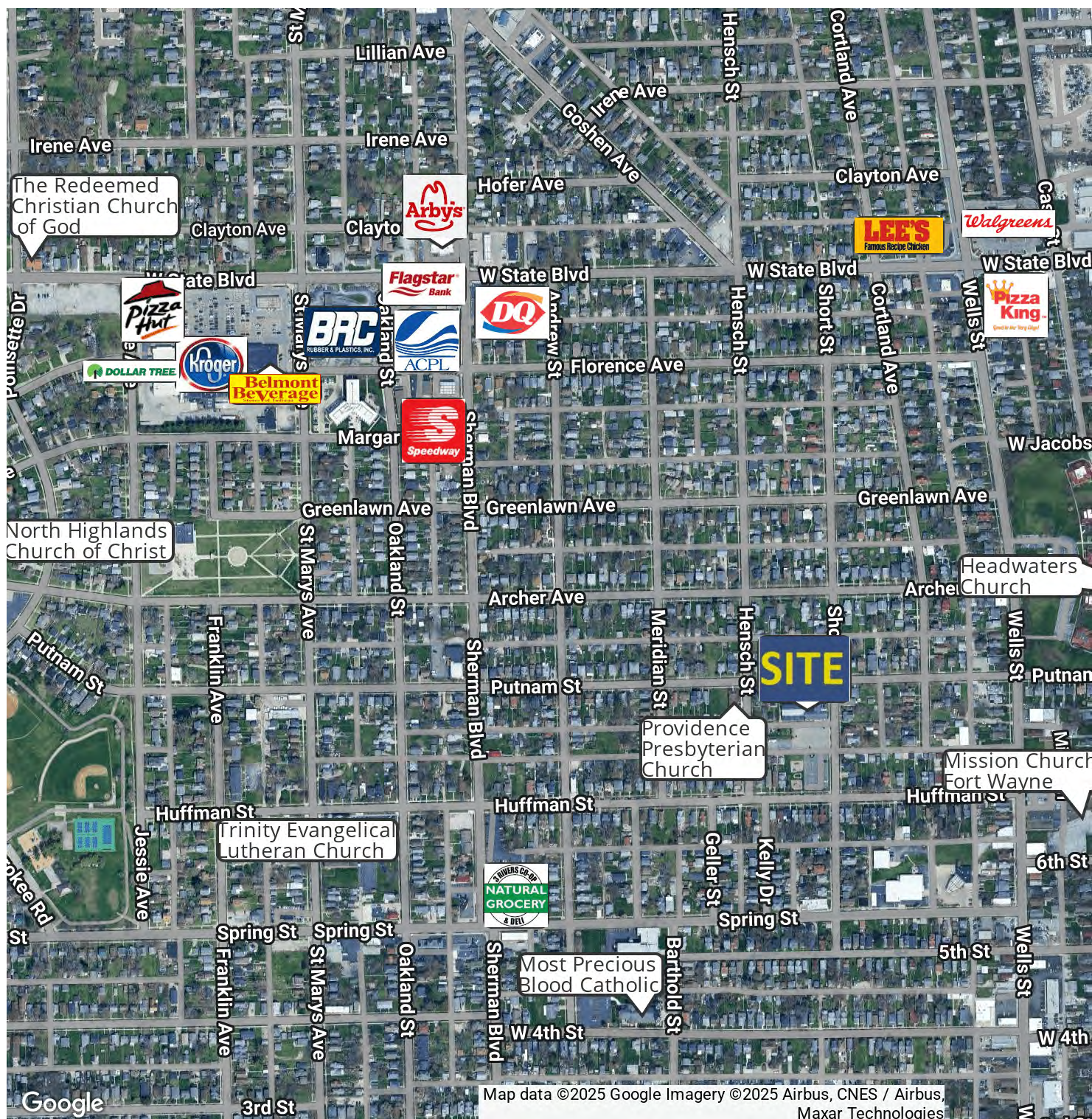


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# RETAILER MAP

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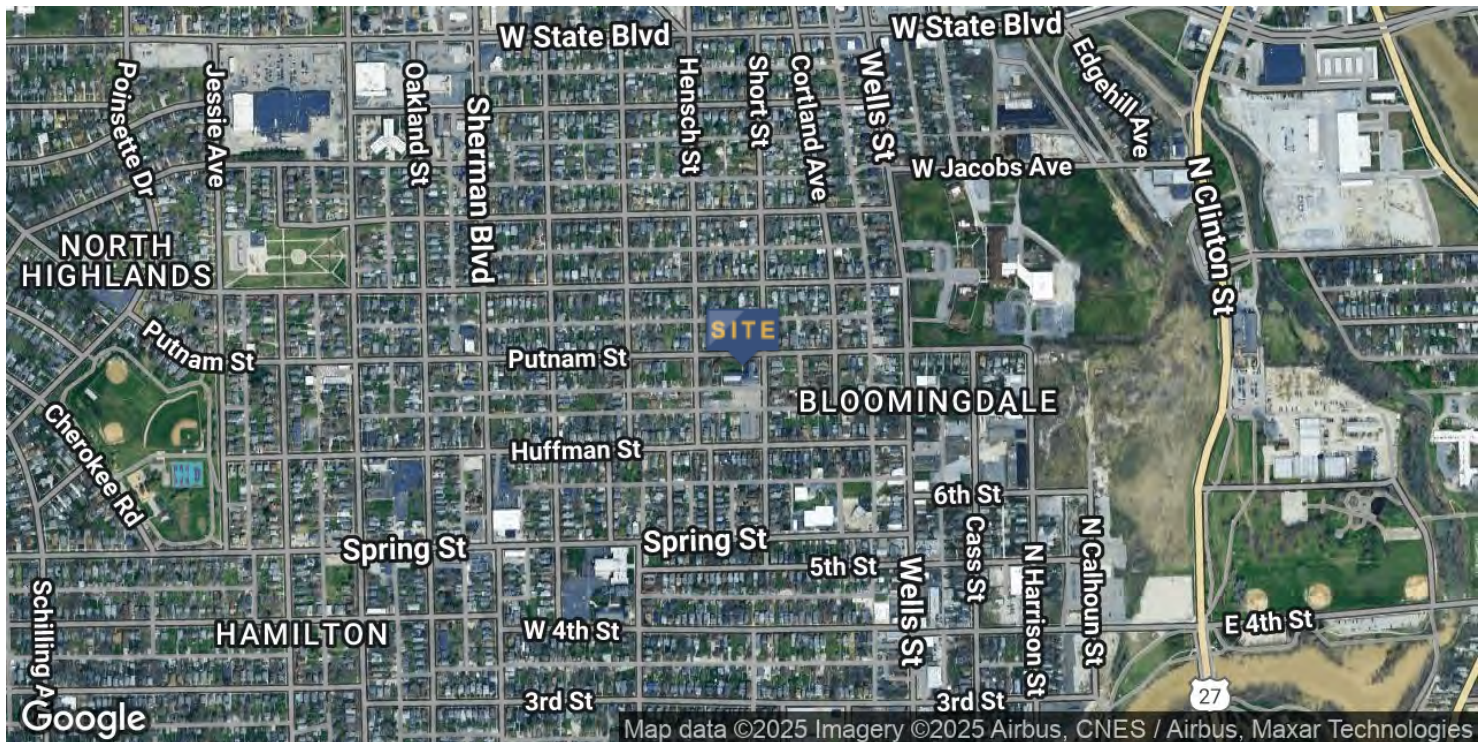


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# LOCATION MAP

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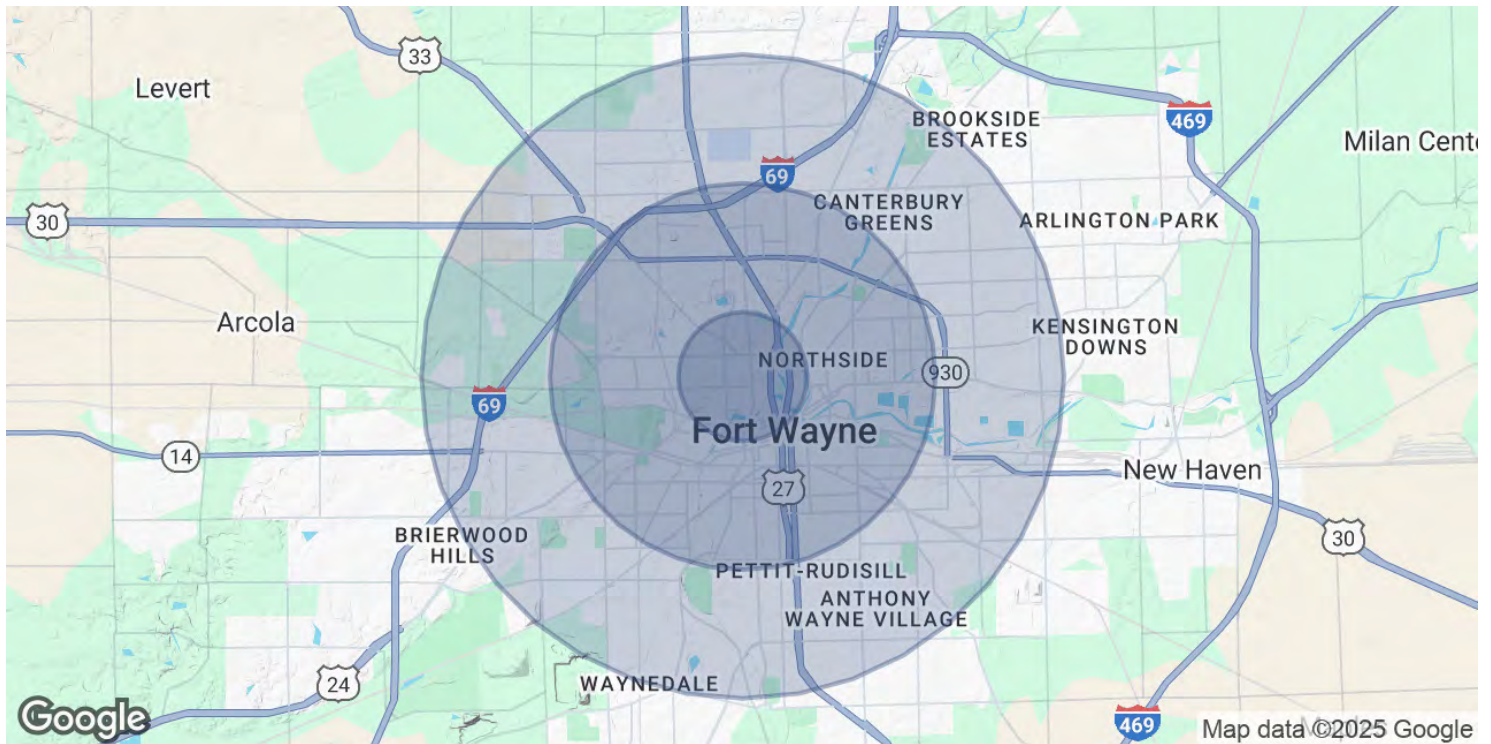


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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,615	78,698	178,418
Average Age	37	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,813	32,762	73,695
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,534	\$60,989	\$68,477
Average House Value	\$118,914	\$148,091	\$161,872

Demographics data derived from AlphaMap



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