

# BND

COMMERCIAL

## CHURCH > FOR SALE

8,106 SF

7101 Bluffton Road

FORT WAYNE, INDIANA



### HIGHLIGHTS:

**Opportunities:**

Property is well-positioned for: service-based businesses (contractors, medical, professional); retail or showroom users; church or nonprofit occupancy; investment with multi-tenant potential

**Location:**

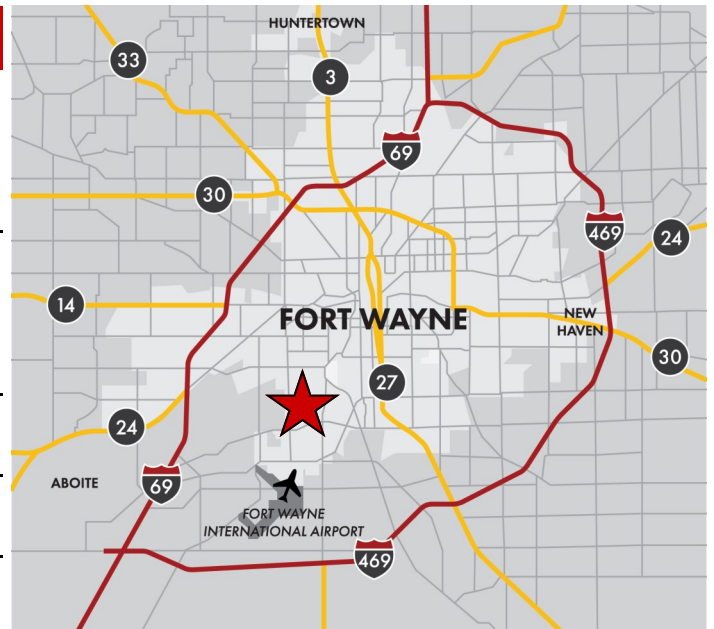
Located in a growing commercial/industrial corridor just minutes from downtown Fort Wayne. Close proximity to residential neighborhoods with convenient access to major highways.

**Building Size:** 8,106 SF

**Acreage:** 0.47 Acre

**Zoning:** R-1

**Sale Price:** \$595,000.00



**David Norton**  
Cell: (260) 437-9995  
djn@bnd.net

**Dave Stemen**  
Cell: (260) 403-0185  
ds@bnd.net

1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net



**CHURCH > FOR SALE**  
**8,106 SF**  
**7101 Bluffton Road**  
**FORT WAYNE, INDIANA**



**Sale Information**

<b>Sale Price</b>	<b>\$595,000.00</b>
<b>Terms</b>	<b>Cash at Sale</b>
<b>Annual Taxes</b>	<b>Exempt</b>

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.

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**BND****COMMERCIAL****CHURCH > FOR SALE****8,106 SF****7101 Bluffton Road  
FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-12-27-354-001.000-074
Address	7101 Bluffton Road
City / State / Zip	Fort Wayne / IN / 46809
Sale / Lease	For Sale
Total Building Size	8,106 SF
Land Size	0.47 Acre
Zoning	R-1
Number of Parcels	One
Parking Spaces	35
Parking	Concrete / Stone
Gas / Electric	NIPSCO / Indiana & Michigan Power
Water / Sewer	City Utilities
Property Highlights	<p>Prime frontage on Bluffton Road with excellent visibility and daily traffic counts</p> <p>Easy access to I-69 and major arterial routes</p> <p>Flexible layout suitable for office, retail, or light industrial use</p> <p>Established commercial corridor with surrounding businesses</p>
Former Use	Church

**Building Information**

Construction Type	Masonry
Construction Year	1965
Number of Floors	One
Roof	Asphalt Shingle
Foundation	Concrete
Floor	Carpet / Vinyl
Lighting	LED
Heating System	Boiler - Hot Water
Electric	120 Volt
Air Conditioning	Portable / Window
Restrooms	4
Additional Building	Utility Shed
Equipment	TBD

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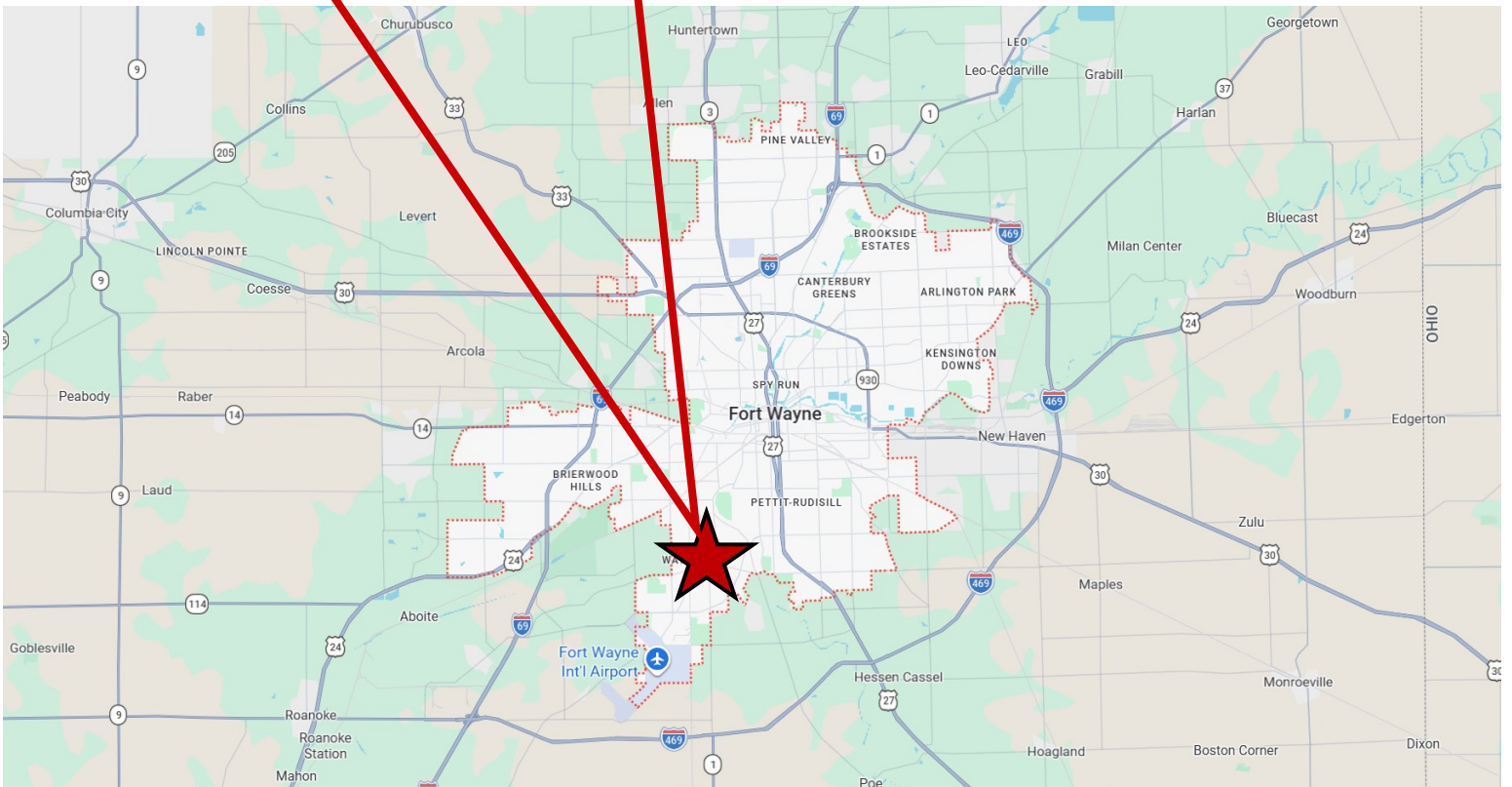
## COMMERCIAL

# CHURCH > FOR SALE

## 8,106 SF

## 7101 Bluffton Road

## FORT WAYNE, INDIANA



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