

# OFFICE BUILDING

1020 E. DUPONT RD., FORT WAYNE, IN

FOR SALE



## FEATURES:

- 7,769 SF available
- Excellent access via Pine Valley Shopping Center, 2 signalized and 2 right-in only
- Access from both Dupont and Coldwater Roads
- Building is in good condition
- Reception area, work rooms, conference room along with many individual private offices
- Great for professional or medical offices
- Located in Northwest Allen County, one of the fastest growing areas in Fort Wayne at one of the busiest intersections
- Adjacent to Pine Valley Shopping Center
- Excellent visibility from Dupont Rd.
- **FOR SALE: \$1,000,000**



## FOR MORE INFORMATION:

Greg Conkling

Director of Commercial Real Estate  
260.750.4955

Greg@NorthEasternGroupCR.com

North Eastern Group  
Commercial Realty

10808 La Cabreah Lane  
Fort Wayne, IN 46845

NorthEasternGroupCR.com

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# OFFICE/RETAIL FOR SALE

Property Name	<b>1020 E. Dupont Rd.</b>
Street Address	1020 E. Dupont Rd.
City/State	Fort Wayne, IN
Zip Code	46825
County	Allen
Township	Washington



## SALE INFORMATION

Date Available	June 2017
Sale Rate	\$1,000,000
Terms	Cash at Closing

## STRUCTURAL DATA

Type of Construction	Wood
Roof Type	Shingle
Floor Type	Carpet

## BUILDING SIZE & AVAILABILITY

Total Building Area	7,769 SF
Available Square Footage	7,769 SF *
*Divisible to approx. 3,000 SF	

## MECHANICAL DATA

Heating System	Gas Forced Air
A/C System	Central
Security System	Yes

## SITE DATA

Site Acreage	1.23 Acres
Zoning	NC
Zoning Description	Neighborhood Center
Frontage	Approx. 180' on Dupont Rd.
Curb Cuts	Two

## TENANT OR LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant
Janitorial	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

## GENERAL DATA

Number of Stories	One
Condition	Excellent
Year Built	1993
Year Renovated	2005
Visibility	Excellent
Former Use	Office
Property Type	Office

## TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	1.2 Miles
Dist. to Commercial Airport	18.7 Miles
Parking Lot	Surface
Number of Spaces	39 Spaces

## OPERATING DATA

Electricity Source	Municipal
Natural Gas Source	Municipal

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## TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
E. Dupont Rd.	22,500 VPD

## 2015 DEMOGRAPHICS

Population	
1 Mile	5,972
3 Miles	44,664
5 Miles	100,226
Households	
1 Mile	2,452
3 Miles	16,992
5 Miles	39,257
Average Household Income	
1 Mile	\$100,119
3 Miles	\$80,994
5 Miles	\$72,178

## PROPERTY TAXES

Key Number 02-07-01-201-003.000-073

### Assessments:

Land	\$376,300
Improvements	\$382,700
<b>Total</b>	<b>\$759,000</b>

Annual Taxes \$23,107.82

Tax Year **2015 payable 2016**

Taxes per Sq. Ft. \$2.97

## ADDITIONAL INFORMATION

- Excellent access via Pine Valley Shopping Center, 2 signalized and 2 right-in only. Access from both Dupont and Coldwater Roads
- Zoned neighborhood center; prime redevelopment opportunity for retail development
- Reception area, work rooms, conference room along with many individual private offices
- Great for professional or medical offices
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