

# COMMERCIAL BUILDING

3901 S. Wayne, FORT WAYNE, IN

FOR SALE



## FEATURES:

- .82 acres commercial land
- Close to downtown Fort Wayne
- Numerous potential income streams
- Excellent visibility
- Great for offices or convert to residential rental
- Frontage on Rudisill Blvd.
- Quick access to Airport
- Additional property available to the South
- 
- **FOR SALE: \$350,000**

## FOR MORE INFORMATION:

Greg Conkling  
Vice President of Commercial Real Estate  
260.750.4955

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# COMMERCIAL BUILDING

Property Name	3901 S. Wayne
Street Address	3901 S. Wayne
City/State	Fort Wayne, IN
Zip Code	46807
County	Allen
Township	Wayne



## SALE INFORMATION

Date Available	Immediately
Sale Rate	<b>\$350,000</b>
Terms	Cash at closing
Lease Rate	Negotiable. See Broker

## 2015 DEMOGRAPHICS

Population		
1 Mile		10,785
3 Miles		57,745
5 Miles		184,875
Households		
1 Mile		
3 Miles		
5 Miles		
Average Household Income		
1 Mile		
3 Miles		
5 Miles		

## SITE DATA

Land Size	.82 acres
Frontage	Approximately 130'
Depth	Approximately 280'
Zoning	Exempt/Religious
Former Use	Office

## TRANSPORTATION

Nearest Highway/Interstate	US 27
Distance	3Miles

## TRAFFIC COUNT

Street Name	Number of Vehicles per Day
S. Wayne	19,754 VPD

## PROPERTY TAXES

Key Number	02-12-14-376-001.000-074
Assessments:	
Land	\$50,100
Improvements	\$245,500
Total	<u>\$295,600</u>

Annual Taxes	EXEMPT
Tax Year	2018 payable 2019

## ADDITIONAL INFORMATION

- Excellent Visibility
- Close to downtown Fort Wayne
- Numerous potential income streams
- Great for offices or convert to residential rental
- Surface parking adjacent to building
- Frontage on Rudisill Blvd.
- Quick access to Airport
- Additional property available to the South

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