

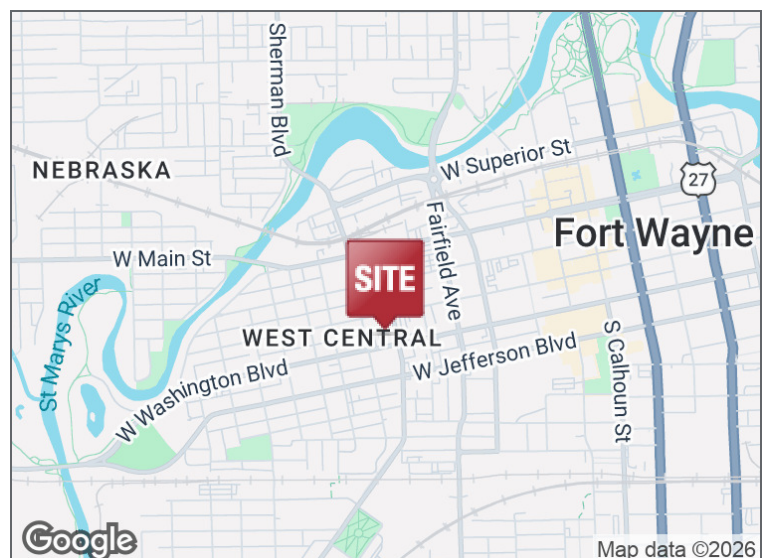


A-1 MARK'S APPLIANCE

714 W WASHINGTON BLVD FORT WAYNE, INDIANA 46802

PROPERTY HIGHLIGHTS

- 20,292 SF industrial property situated on three levels, offering a versatile layout for warehouse, light industrial, or mixed-use operations.
- First-floor warehouse features large open areas, high exposed steel truss ceilings, concrete flooring, fluorescent lighting, exposed ductwork, and masonry block walls.
- First floor also Includes three offices, break room with men's and women's restrooms, built-in counters, and storage closet.
- Second floor offers a large open area, private offices, storage room, and restroom, plus a basement for additional storage.
- Conveniently located just west of Downtown Fort Wayne, between Broadway and Van Buren Street, with easy access to Washington and Jefferson Boulevards.



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General Property Information			
Name	A-1 Mark's Appliance Building	Parcel Number	02-12-02-362-007.000-074
Address	714 W. Washington Boulevard	Total Building SF	20,292 SF
City, State, Zip	Fort Wayne, IN 46802	Acreage	0.52 AC
County	Allen	Year Built	1948
Township	Wayne	Zoning	DE (Downtown Edge)
Parking	Surface, paved		

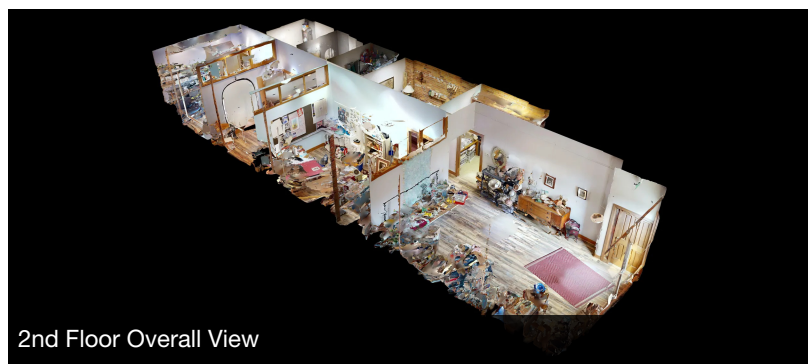
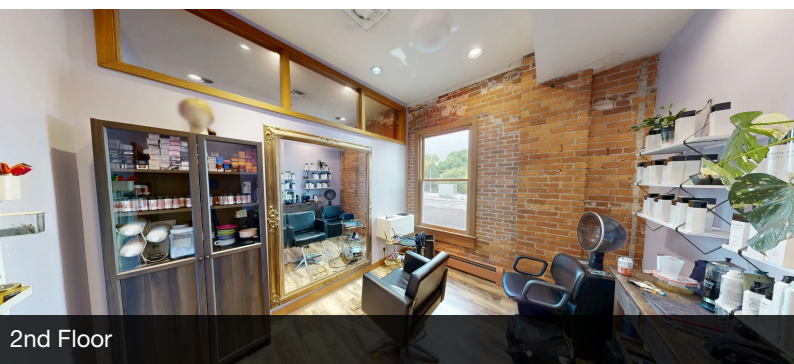
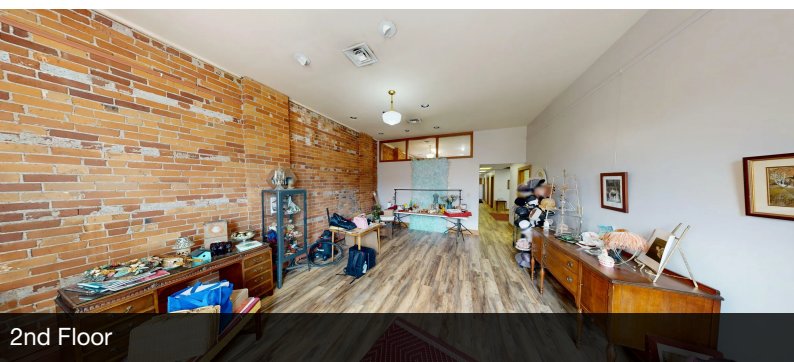
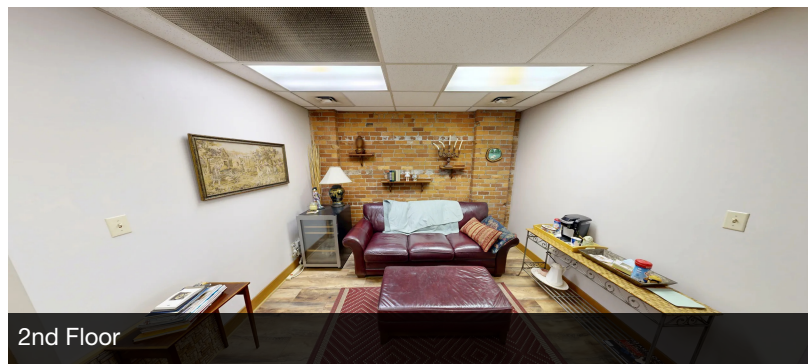
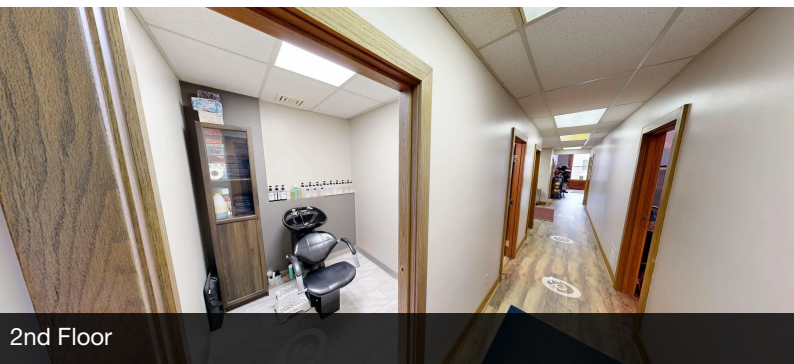
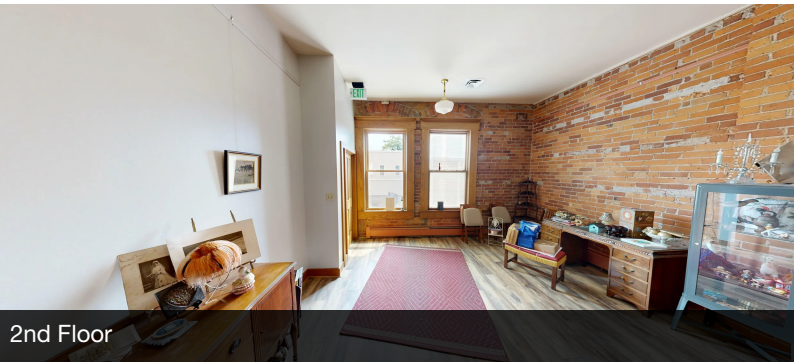
Property Features			
Construction	Wood joist, masonry	Lighting	Fluorescent
Roof	Flat	Sprinklers	No
Bay Spacing	Varies	Electrical	3 Phase
Ceiling Height	8' – 12'6"	Heating	Reznor & Omega II units
Dock Doors	None	Central Air	In office and warehouse
Overhead Doors	2	Restrooms	4

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	4 Miles
Water	City of Fort Wayne	Highway	US 27
Sewer	City of Fort Wayne	Distance	0.7 Mile

Sale Information			
Annual Taxes	\$10,668.15	Sale Price	\$875,000
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

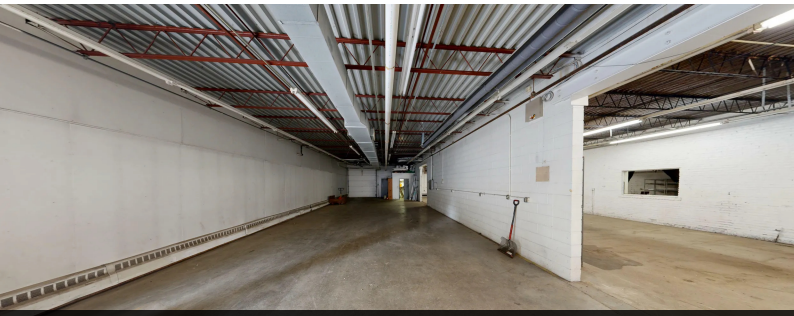
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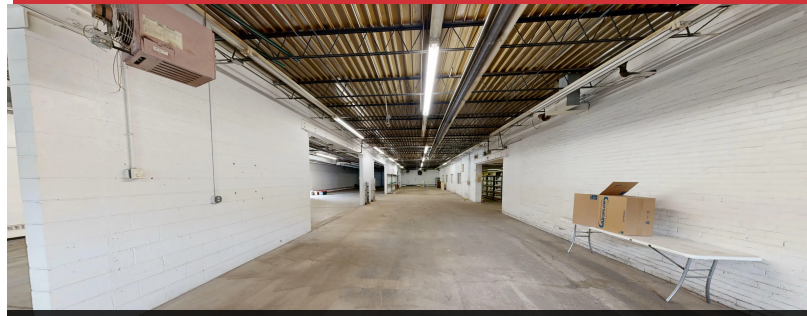


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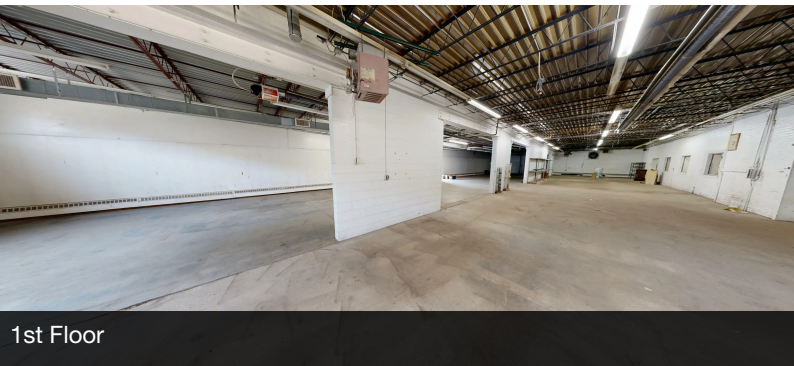
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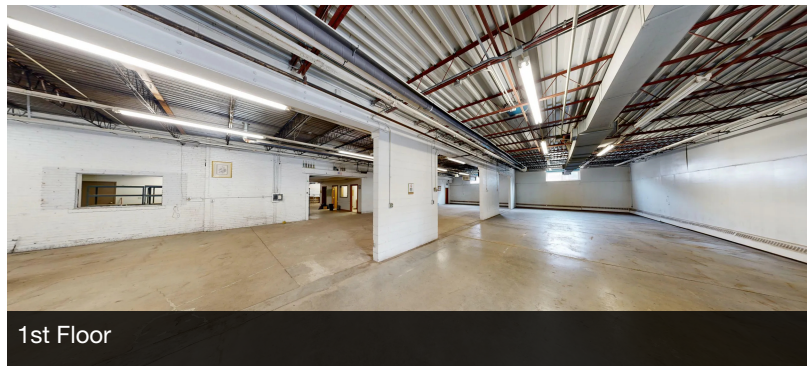
1st Floor



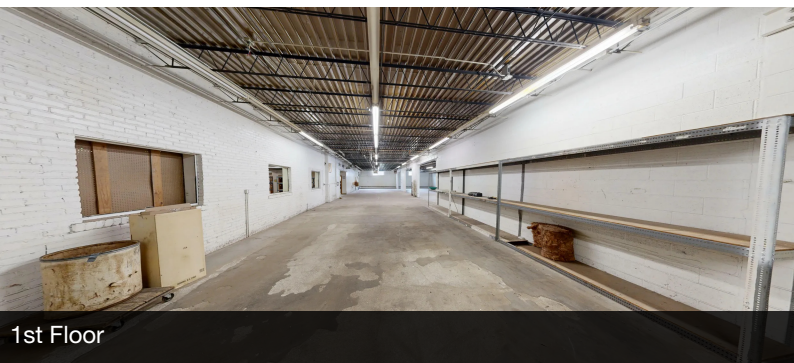
1st Floor



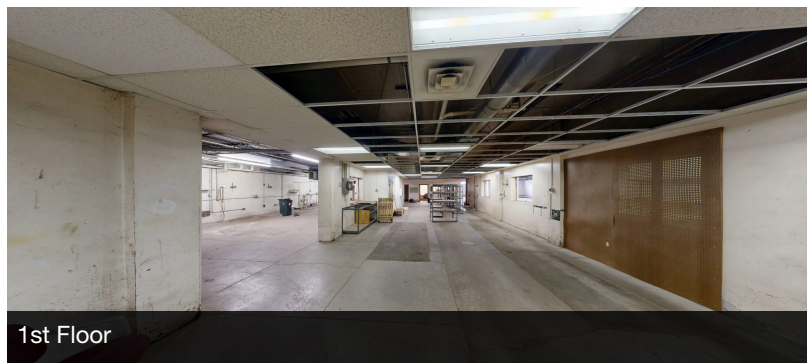
1st Floor



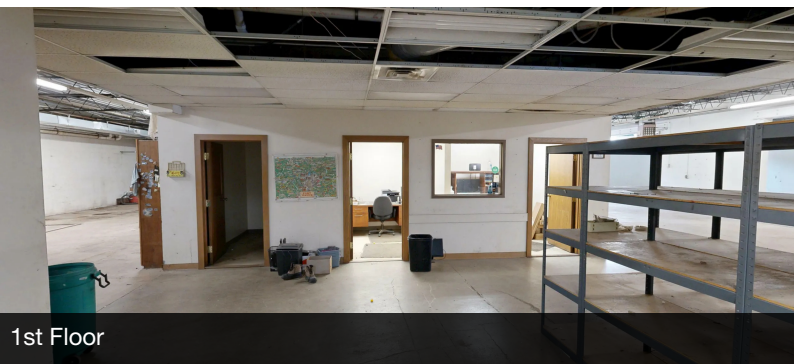
1st Floor



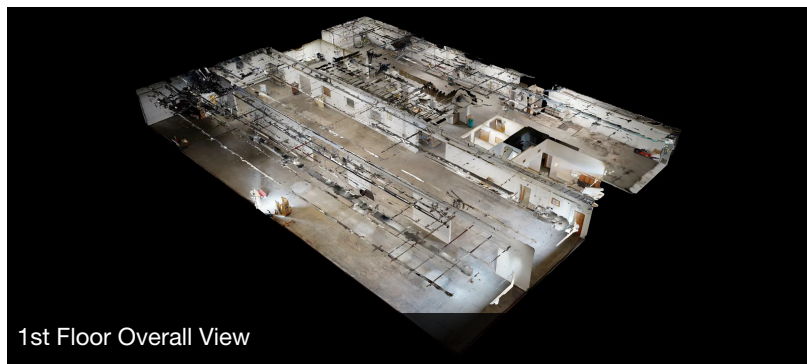
1st Floor



1st Floor



1st Floor



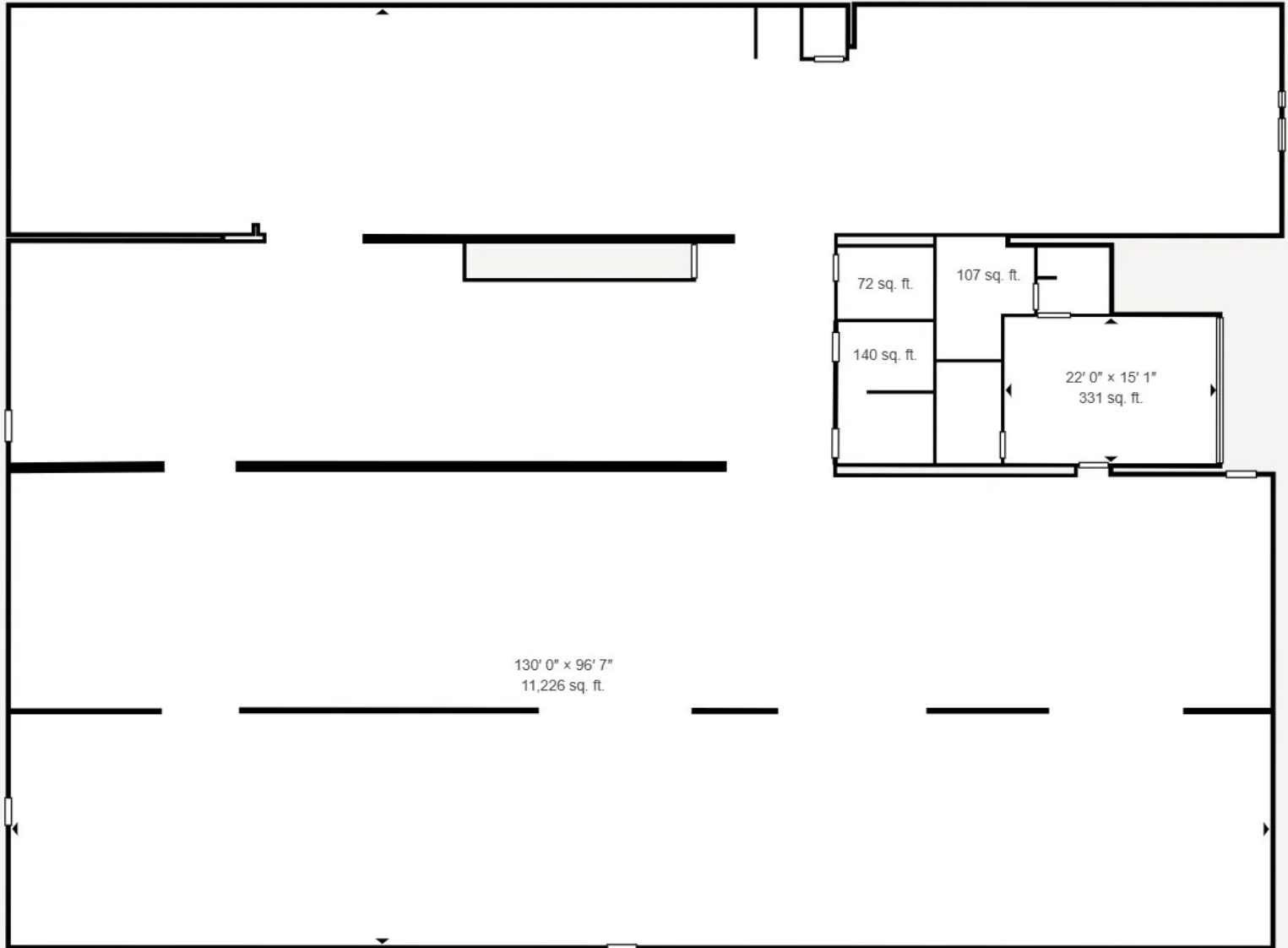
1st Floor Overall View

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1st Floor Warehouse

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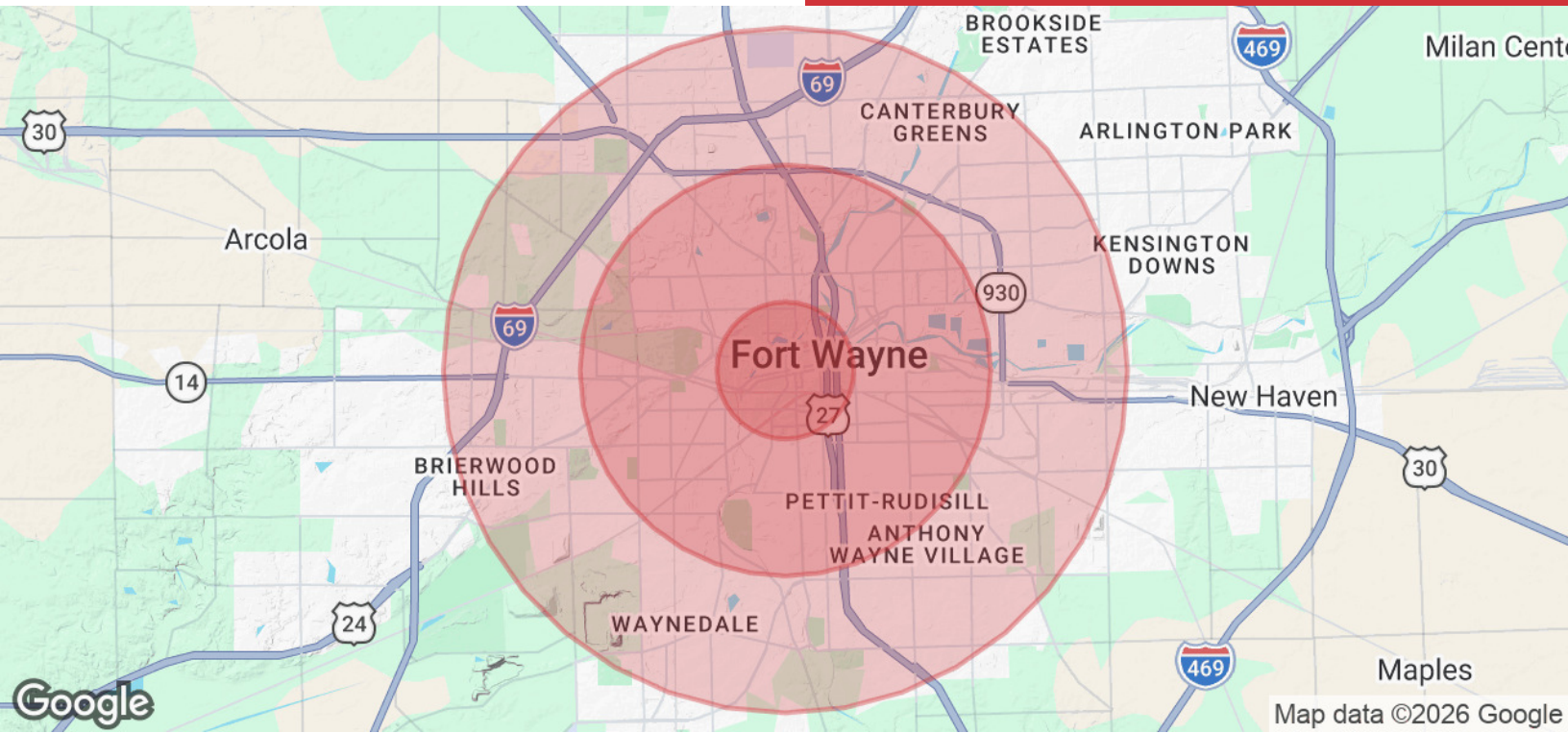
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2nd Floor Office

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,006	89,797	174,586
Average Age	32.8	33.7	34.7
Average Age (Male)	35.1	33.1	33.4
Average Age (Female)	32.9	34.3	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,789	36,966	72,390
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$60,279	\$61,978	\$66,466
Average House Value	\$135,136	\$134,765	\$147,168

American Community Survey (ACS)

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