



HISTORIC MIXED-USE RETAIL / WAREHOUSE

1916 S CALHOUN ST | FORT WAYNE, IN 46802



SCAN HERE FOR VIRTUAL WALKTHROUGH



OFFERING OVERVIEW

Sale Price:	\$998,500
Price Per Sqft:	\$41.13 psf
Building Size:	24,274 sqft
Lot Size:	0.56 acres
Year Built/Renovated:	1880 / 1999
Frontage:	163'
Zoning:	C3 with proposed rezoning to Urban Corridor
Roof:	New Seamless Roof 2025. 20-year warranty
Parking:	8' Gated Lot 30 parking space

HIGHLIGHTS

- Located in the Historic South Calhoun Corridor with a unique combination of original features and modern utility
- Opportunity Zone district with façade grant opportunities
- 2 off street stairwell entrances for upstairs office / residential with original finishes, door jams, pocket doors.
- 14,424 sqft warehouse addition completed in 1999
- Full Architectural, structural, code adaptation, and asbestos assessment completed by Design Collaborative. Phase 1 completed by SES Environmental.
- Adjacent .17 acre gated lot available to be purchased separately (1921 S Calhoun St)
- Seller Financing available with acceptable offers



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PROPERTY INFORMATION

Primary Type:	Warehouse
Secondary Type:	Retail
Address:	1916 S Calhoun St
City:	Fort Wayne
State:	IN

LAND INFORMATION

Land Size:	0.56 acres
Traffic Count Street:	S Calhoun St: 4,895 VPD
Zoning:	C3 - Potential rezoning for UC
Frontage:	163'
Annual Taxes:	\$8,402.44

ADDITIONAL DETAILS

Equipment included	Negotiable
Opportunity Zone:	Yes
Phase 1	Available
Seller Finance	Available with acceptable offers

BUILDING INFORMATION

Building Size:	24,274 SF
Number of Buildings:	1
Total Number of Units:	2
Year Built/Renovated:	1880 / 1999
Tenancy	Multiple
Construction/Framing:	Steel / cinder block warehouse Wood framed office
Min. Ceiling Height:	10'8"
Max. Ceiling Height:	20'+
Roof:	New Seamless Roof 2025 20-year warranty
Restrooms	2
Number of Floors:	2
Foundation:	Slab / Basement
Parking Type:	8' Gated Lot
# of Parking Spaces:	30
# of Overhead Doors:	2
Heating:	Warehouse drop down heaters HVAC in office
Overhead Door Size:	One 10'x10' and One 12'x10'
Air Conditioning:	In office
Gas:	NIPSCO
Water/Sewer:	City
Amp/Volt/Phase:	3-phase 240V



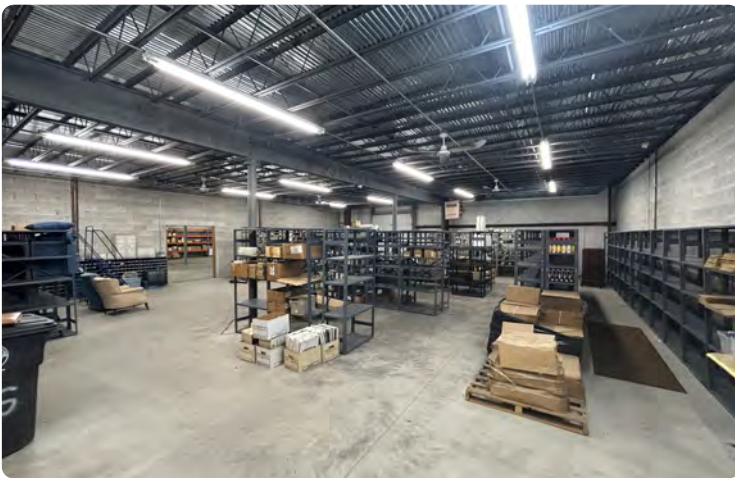
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PARCEL MAP



**SUBJECT
PROPERTY**
0.56 acre

S CALHOUN ST
4,895 VPD

Available / Sold
Seperatly:
1921 S Calhoun St
0.17 acre



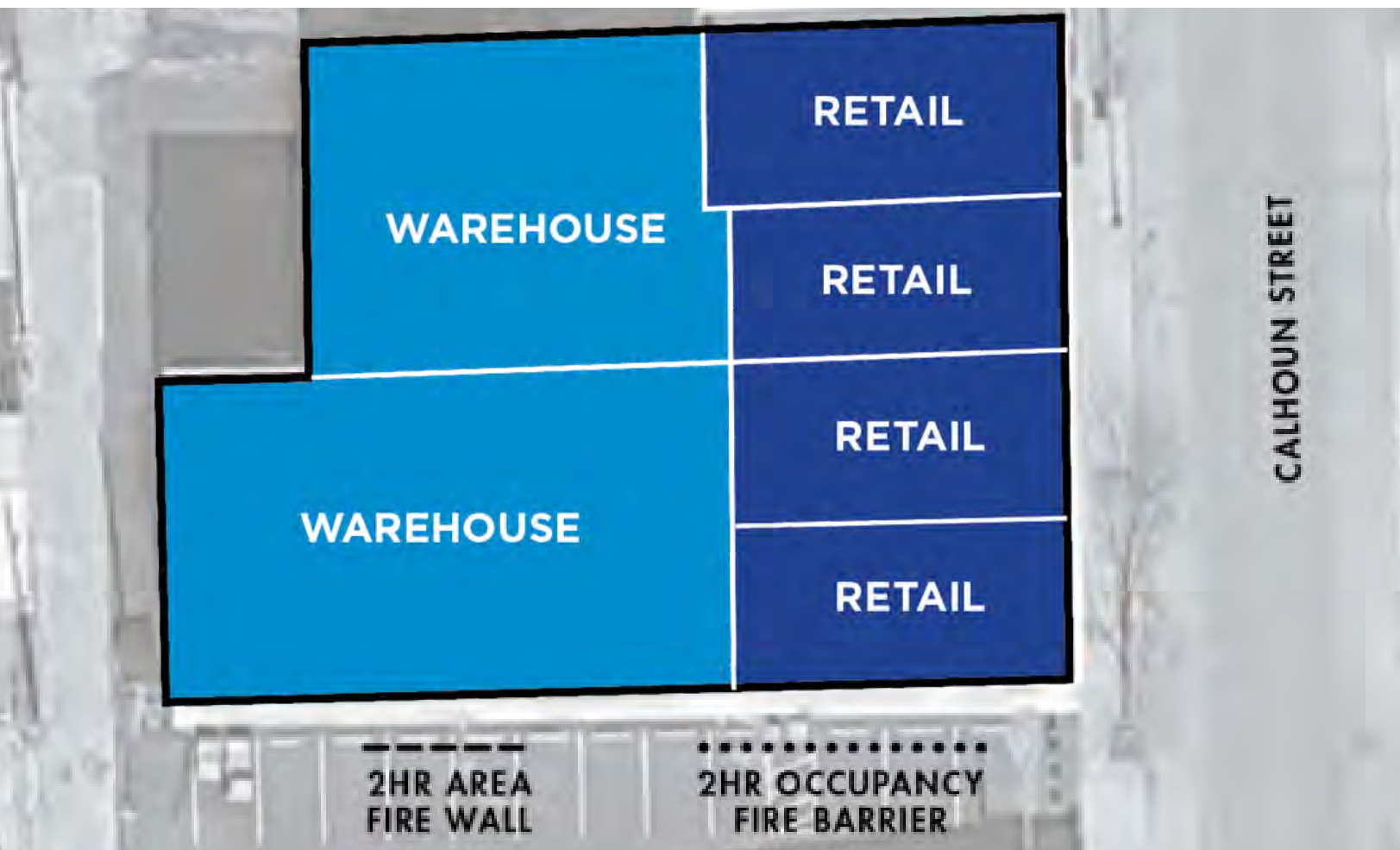
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POTENTIAL LAYOUT - MAIN LEVEL



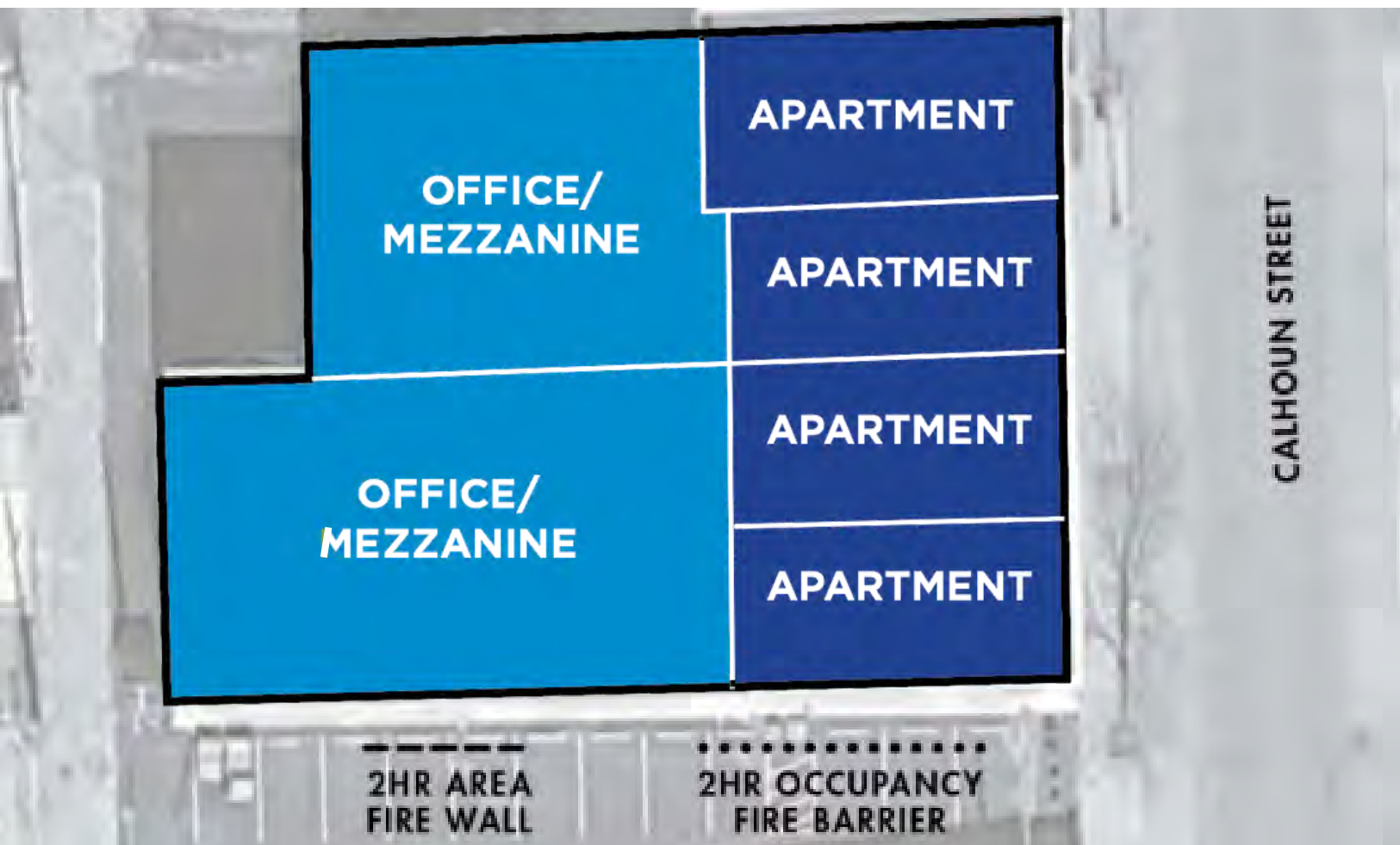
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POTENTIAL LAYOUT - SECOND LEVEL



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PROXIMITY TO DOWNTOWN FORT WAYNE



Rally's

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MUSEUM OF ART

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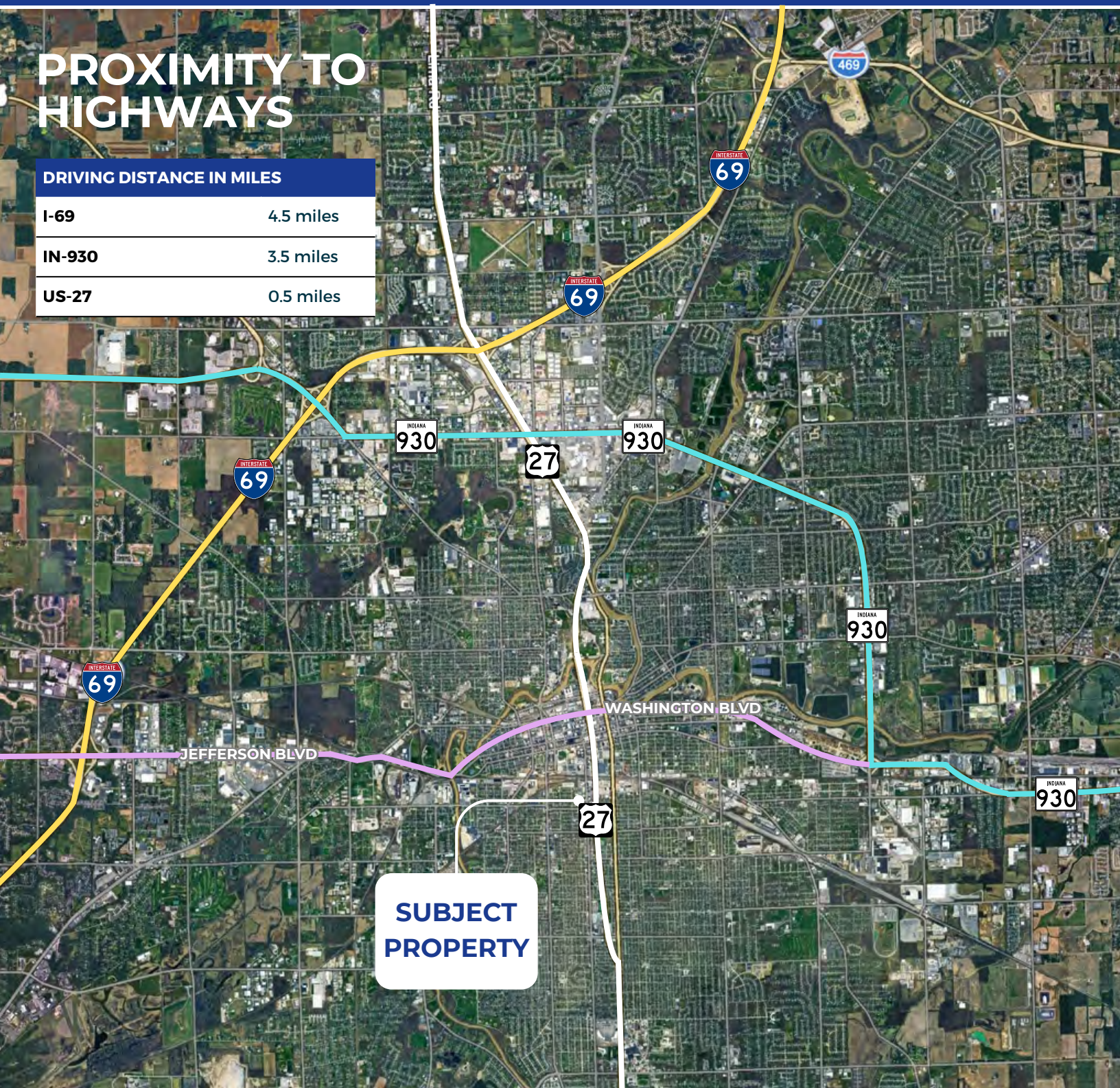
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PROXIMITY TO HIGHWAYS

DRIVING DISTANCE IN MILES

I-69	4.5 miles
IN-930	3.5 miles
US-27	0.5 miles



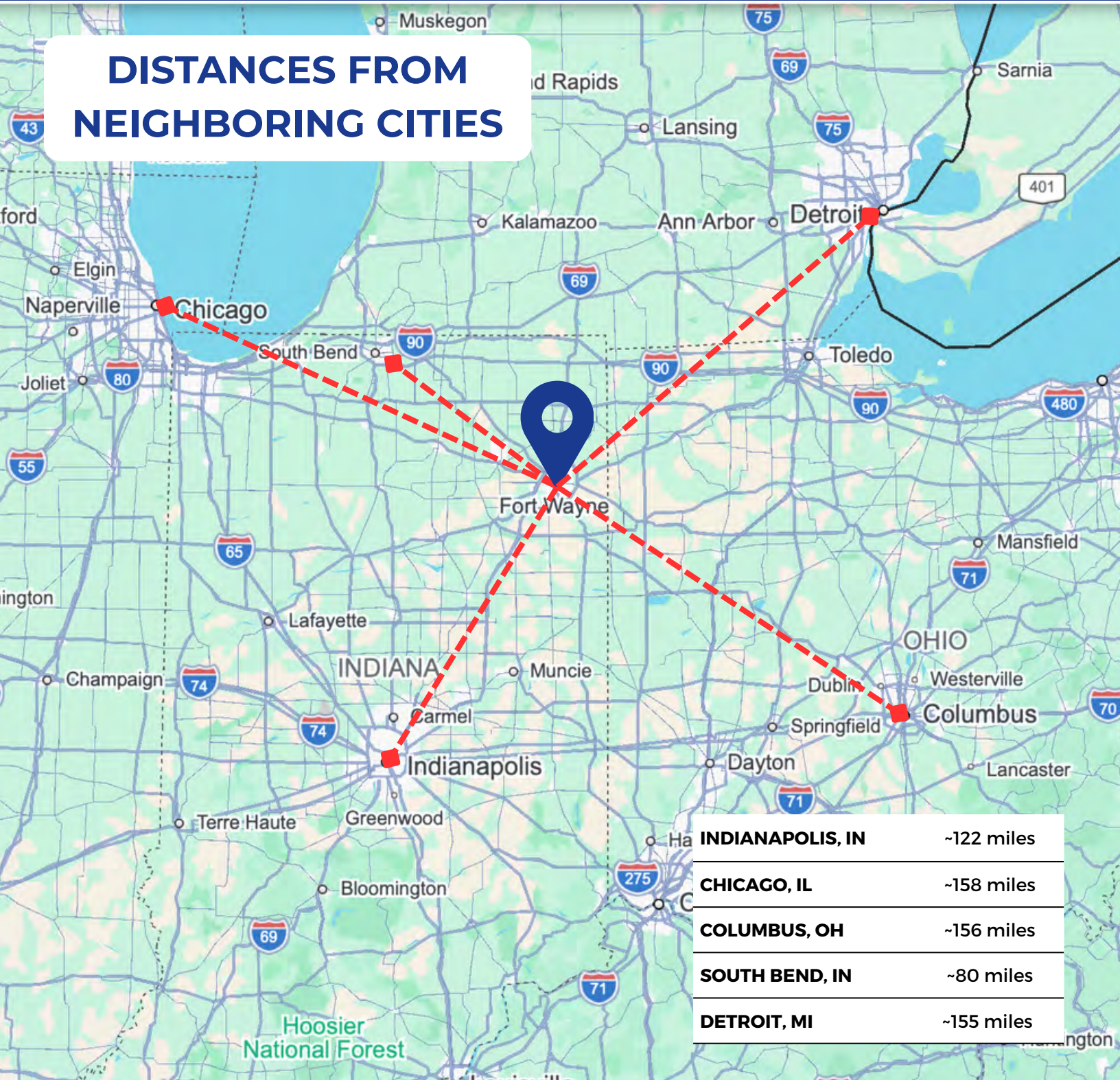
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DISTANCES FROM NEIGHBORING CITIES



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