

DOWNTOWN OFFICE/WAREHOUSE

2014 S CALHOUN, FORT WAYNE, IN 46802



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 2014 S Calhoun St, Fort Wayne, IN. This 5,057 SF building offers a versatile space perfect for any business looking for a professional office with warehouse. Built in 1954 and zoned C-3 (Commercial), the property features a spacious 2,145 SF office with 6 large private offices, a large conference room, and formal reception area, along with a 2,912 SF warehouse equipped with 2 overhead doors, high power capability, unique storage rooms, restroom, and is heated. Boasting the fiscal benefits of being in an established Opportunity Zone, this property presents an ideal location for various uses including professional office, medical or dental office, creative space, or flex use. Don't miss this prime opportunity for investment and growth.

PROPERTY HIGHLIGHTS

- Exceptional office in the heart of the Calhoun St. retail corridor with warehouse and 2 overhead doors!
- 2,145 SF office includes 6 large private offices, 1 large conference room, 2 restrooms, and formal reception.
- 2,912 SF warehouse was formerly used as a woodworking shop with 2 overhead doors, abundant storage, and extra 360 SF outdoor, attached, shed.
- Building is located in an established Opportunity Zone offering tax incentives for owner occupiers!
- Ideal location for professional office, medical or dental office,

OFFERING SUMMARY

| | |
|-----------------------|---------------------|
| Sale Price: | \$500,000 |
| Lease Rate: | \$12 SF/yr (NNN) |
| Building Size: | 5,057 SF |
| Office Size: | 2,145 SF |
| Warehouse Size: | 2,912 SF |
| Lot Size: | 0.37 Acres |
| Parking Spaces: | 7 Spaces |
| Overhead Doors: | Two (2) - 10' x 10' |
| Power: | 240 v, 3-Phase |
| # of Private Offices: | Six (6) |
| Restrooms: | Four (4) |

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Acadia
 COMMERCIAL

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Sale Price **\$500,000**

Lease Rate **\$12 SF/YR**

LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| Street Address | 2014 S Calhoun St - Flex Space |
| City, State, Zip | Fort Wayne, IN 46802 |
| County | Allen |
| Market | Large |
| Township | Wayne |

BUILDING INFORMATION

| | |
|-----------------------------|----------|
| Building Size | 5,057 SF |
| Building Class | C |
| Number of Grade Level Doors | 2 |
| Number of Drive in Bays | 2 |
| Ceiling Height | 12 ft |
| Minimum Ceiling Height | 10 ft |
| Number of Floors | 1 |
| Year Built | 1987 |
| Year Last Renovated | 2008 |
| Gross Leasable Area | 5,057 SF |
| Construction Status | Existing |
| Number of Buildings | 1 |

PROPERTY INFORMATION

| | |
|------------------------|--------------------------|
| Property Type | Office |
| Property Subtype | Office Warehouse |
| Zoning | C-3 (Commercial) |
| Lot Size | 0.37 Acres |
| APN # | 02-12-11-406-013.000-074 |
| Lot Frontage | 50 ft |
| Lot Depth | 150 ft |
| Corner Property | No |
| Traffic Count Street | S. Calhoun / W. Williams |
| Traffic Count Frontage | 4895 |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 7 |

UTILITIES & AMENITIES

| | |
|---------------|---------|
| Gas / Propane | Central |
| Water/ Sewer | City |

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OFFICE | 2,145 SF



ENTRYWAY



RECEPTION AREA



HALLWAY & SINK



LARGE PRIVATE OFFICE



LARGE OFFICE



KITCHEN & BREAKROOM

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WAREHOUSE | 2,912 SF



OVERHEAD DOORS



STORAGE



HIGH POWER



STORAGE

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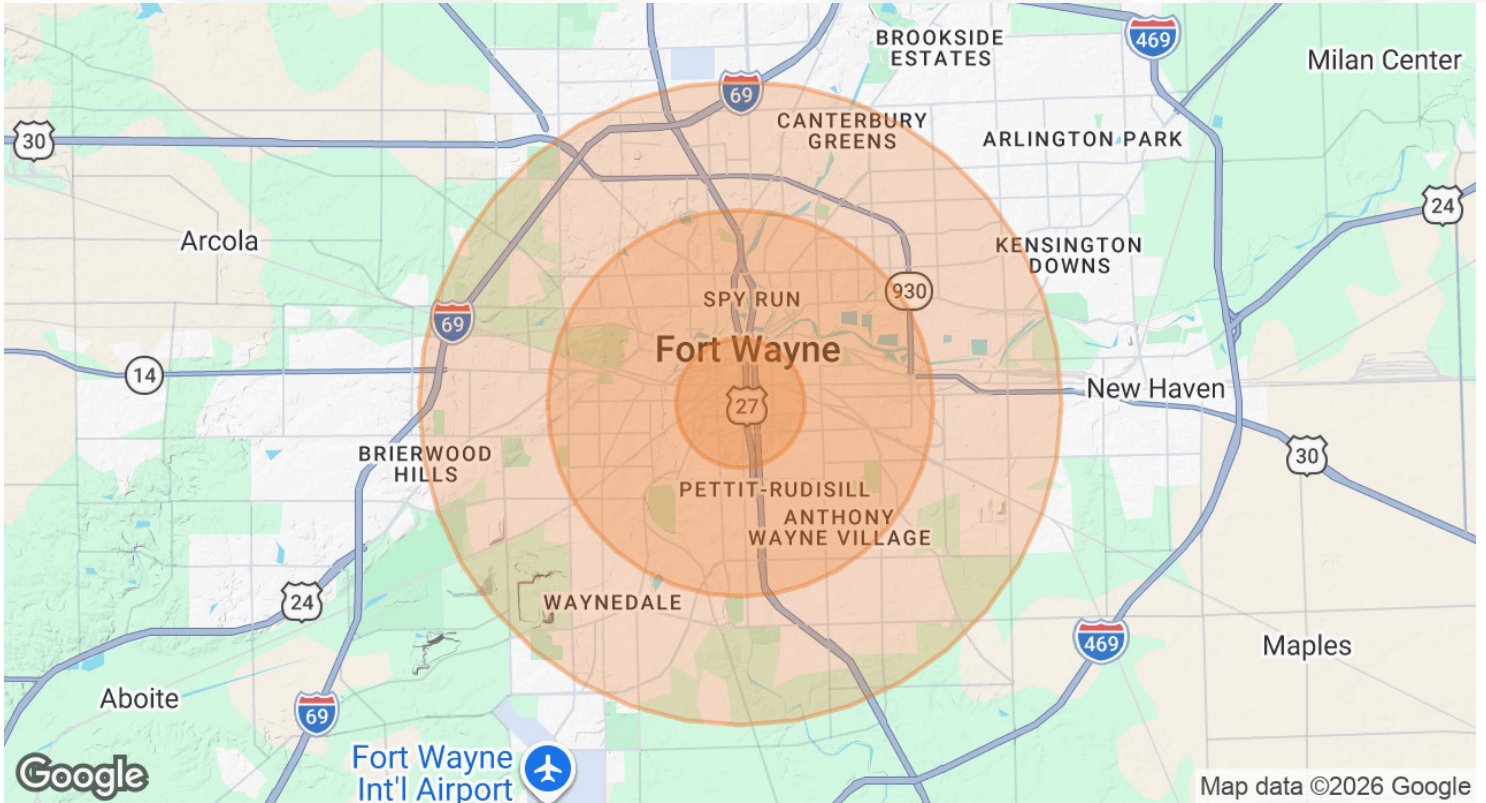
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,322 | 96,190 | 171,540 |
| Average Age | 30.6 | 33.3 | 34.7 |
| Average Age (Male) | 33.1 | 32.6 | 33.4 |
| Average Age (Female) | 29.0 | 34.0 | 35.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,094 | 39,045 | 71,259 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$56,511 | \$61,063 | \$65,337 |
| Average House Value | \$110,655 | \$127,360 | \$143,925 |

2023 American Community Survey (ACS)

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