



FOR SALE **OFFICE PROPERTY**



2513 South Calhoun Street
Fort Wayne, IN 46807

4,380 SF Office Building Available

About The Property

- Centrally located on Calhoun St Urban Corridor
- Close proximity to downtown, medical offices, retail and residential
- Convenient access to downtown and US 27
- Ideal for location for personal service business, counseling, school or non-profit
- Premises includes private offices, large conference room, small conference room, and 2 restrooms, supply area and free on-site parking
- Sale Price: \$306,000 (\$69.86/SF)



the Zacher company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

4,380 SF OFFICE BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	2513 South Calhoun Street
City, State, Zip	Fort Wayne, IN 46807
Total Building Size	4,380 SF
Site Acreage	0.33 Acre
Zoning	C3 - General Commercial R1 - Single Family Residential

BUILDING DATA

Date of Construction	1965
Building Type	Office
Roof	Flat/rubber membrane
HVAC	Forced air
Lighting	Florescent
Restrooms	2
Parking	18 spaces

POPULATION DEMOGRAPHICS

1 Mile	17,601
3 Miles	97,500
5 Miles	164,931

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

PRICE/AVAILABILITY

Sale Price	\$306,000.00
Sale Price/SF	\$69.86
Availability	Immediately

PROPERTY TAXES

Parcel Number	02-12-11-479-002.000-074
Assessment Land	\$14,200
Improvement	\$58,500
Total Assessment	\$72,700



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ADDITIONAL PHOTOS

4,380 SF OFFICE BUILDING AVAILABLE



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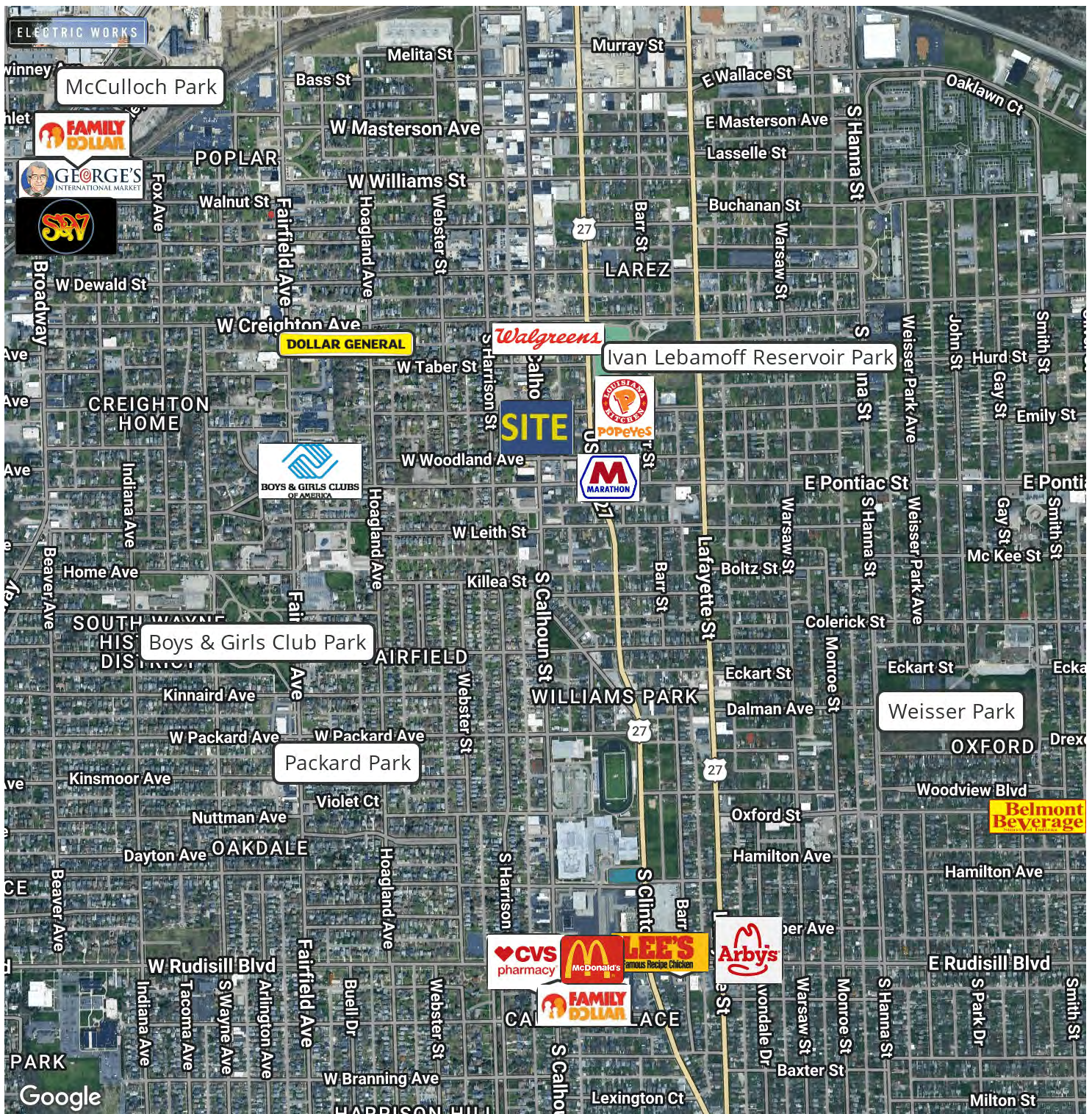
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RETAILER MAP

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LOCATION MAP

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ZONING MAP

4,380 SF OFFICE BUILDING AVAILABLE



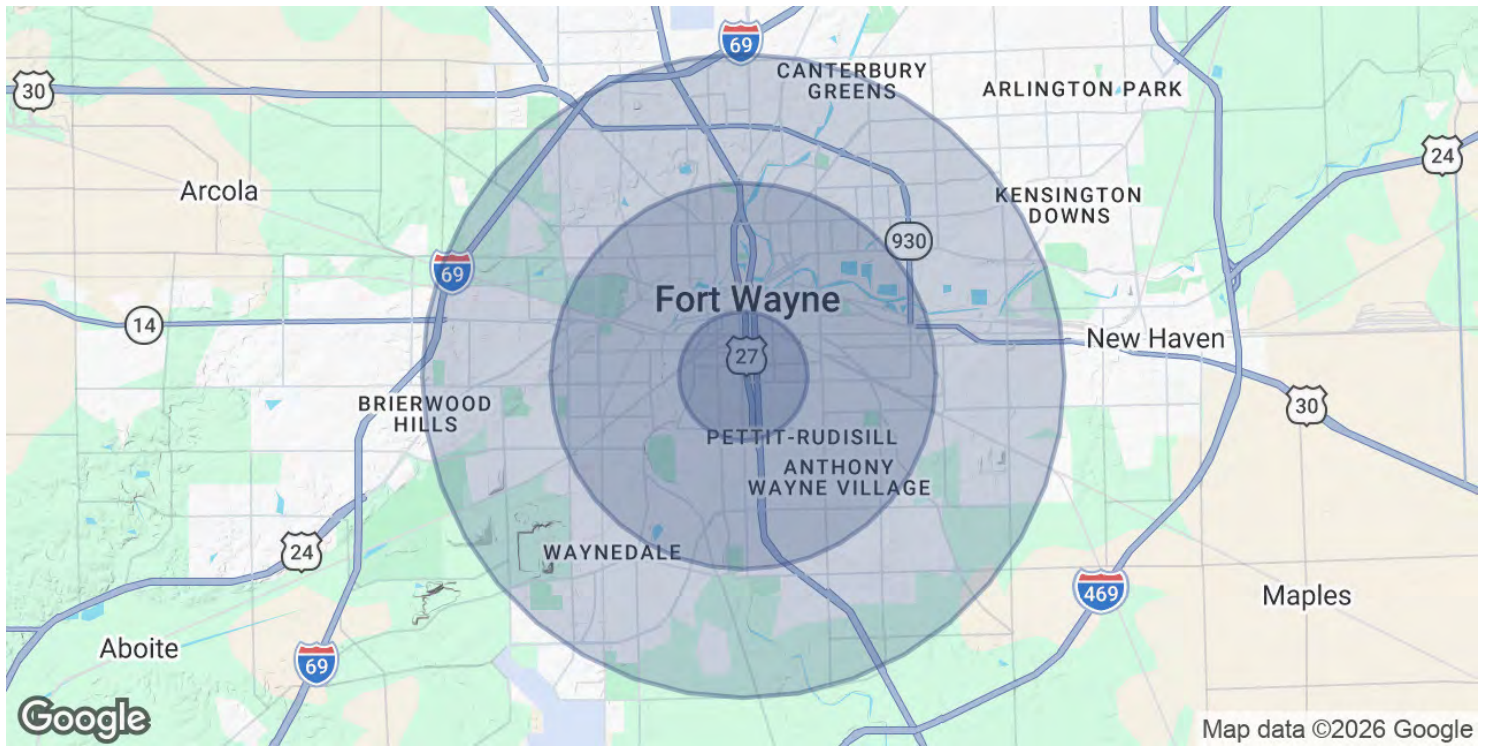
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DEMOGRAPHICS MAP & REPORT

4,380 SF OFFICE BUILDING AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,601	97,500	164,931
Average Age	30.9	33.2	34.8
Average Age (Male)	32.6	32.5	33.5
Average Age (Female)	29.6	33.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,701	39,116	68,550
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$55,360	\$60,989	\$64,907
Average House Value	\$97,656	\$125,413	\$142,195

2023 American Community Survey (ACS)



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