

BND

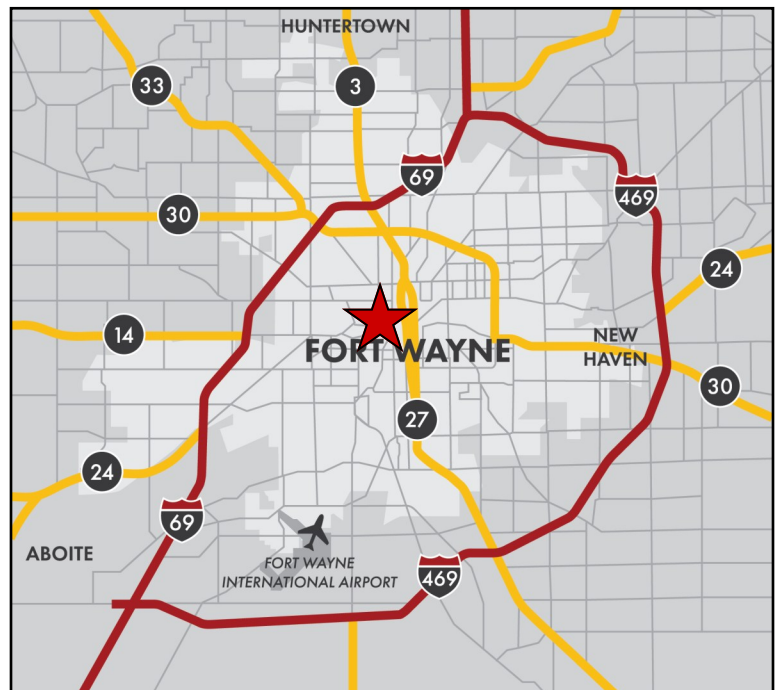
COMMERCIAL

RETAIL > FOR SALE
4,498 SF
1419 FAIRFIELD AVENUE
FORT WAYNE, INDIANA



HIGHLIGHTS:

- Building Size: 4,498 SF
- Corner Location on Fairfield
- Located in Expanding Downtown Fort Wayne
- 1,100 SF Detached Garage
- Flexible Downtown Edge Zoning
- Sale Price: \$550,000



Austin Hoskins
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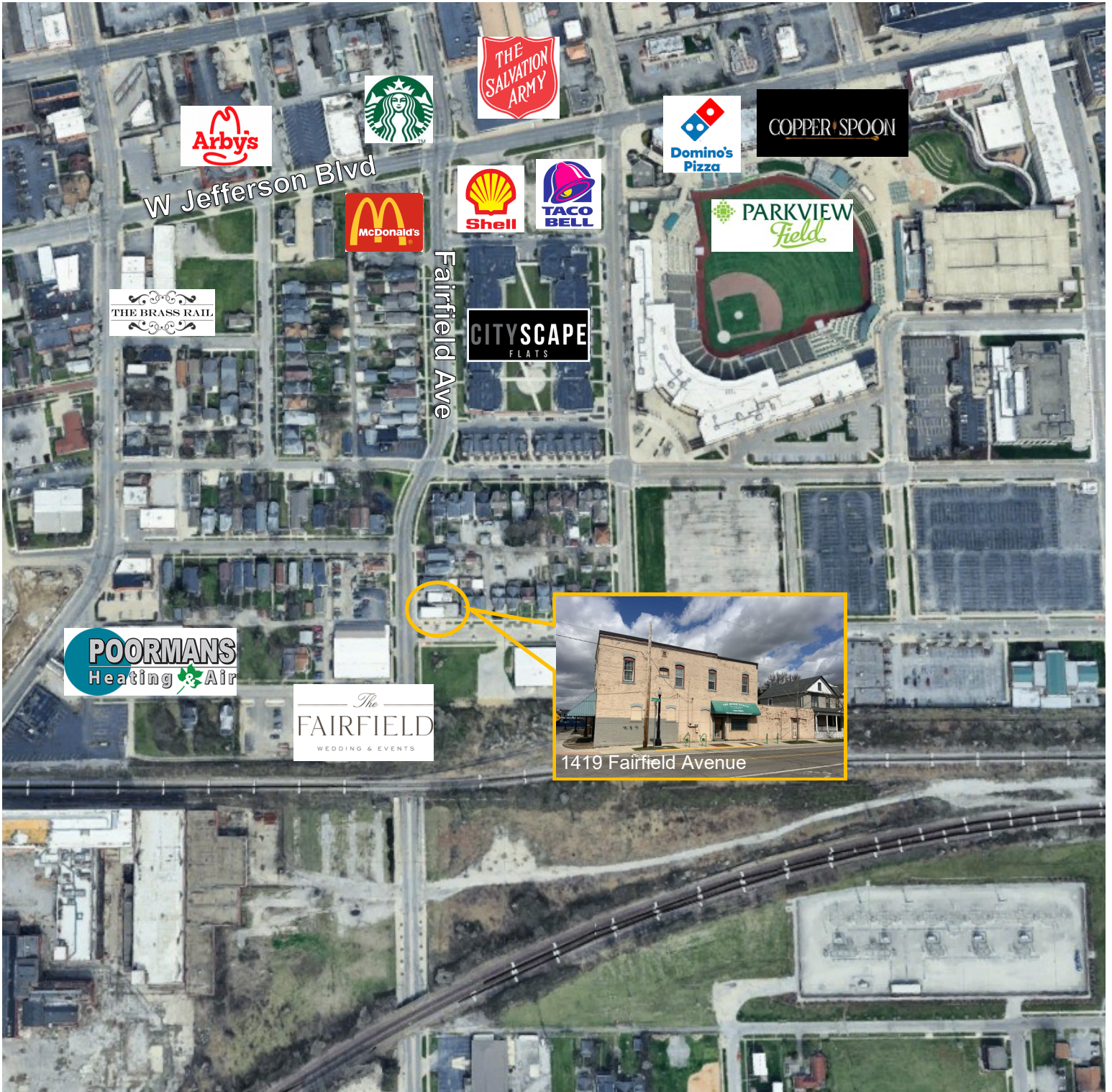
Dalton Jasper
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BND**COMMERCIAL****RETAIL > FOR SALE**
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1419 FAIRFIELD AVENUE
FORT WAYNE, INDIANA**Property Highlights**

Parcel Number	02-12-11-135-017.000-074
Address	1419 Fairfield Avenue
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale
Available Space	4,498 SF + 1,100 SF (Detached Garage)
Land Size	0.11 Acres
Zoning	DE - Downtown Edge
Parking	Street Parking Available
Traffic Count	Fairfield Ave - 10,442 VPD (2024)
Nearest Highway	US Highway 27
Distance to Interstate	4.8 Miles to I-69
Distance to Airport	7.0 Miles to Fort Wayne International Airport (FWA)

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,222	92,061	177,394
Avg. H/H Income	\$66,246	\$64,190	\$66,872

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

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BND**COMMERCIAL****RETAIL > FOR SALE**
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FORT WAYNE, INDIANA**Sale Information**

Sale Price	\$550,000
Terms	Cash at Close
Annual Taxes	\$1,331.70
Tax Year / Pay Year	2025 / 2026

Building Information

Construction Type	Brick
Construction Year	1900
Number of Floors	Two
Roof	Flat
Foundation	Concrete
Heating System	Gas Forced Air
Air Conditioning	Central Air
Sprinkler System	No

Utilities

	Company
Gas	NIPSCO
Electric	I&M Power
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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