



Wells Street Retail

1641 - 1645 Wells Street
Fort Wayne, IN 46808



Wells Street Corridor Retail Space For Sale

Located in the heart of the highly sought-after Wells Street Corridor, this newly-renovated multi-use building presents a compelling investment opportunity. The ground floor, spanning addresses 1643-1645, is fully leased to a photography studio and an espresso machine repair. On the second floor, 1641 Wells Street offers a spacious 2,087 SF apartment in dark shell condition, providing a blank canvas for custom residential or office build-out. Heating is supplied by a boiler system, with cooling via a window AC unit.

Property Highlights

- ▶ Recently renovated
 - ▷ New storefront windows
 - ▷ Updated façade
 - ▷ Recently built-out retail units
- ▶ Near recently announced \$500 million development, North River Development
- ▶ **FOR SALE: \$475,000**
- ▶ Ground floor fully leased

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

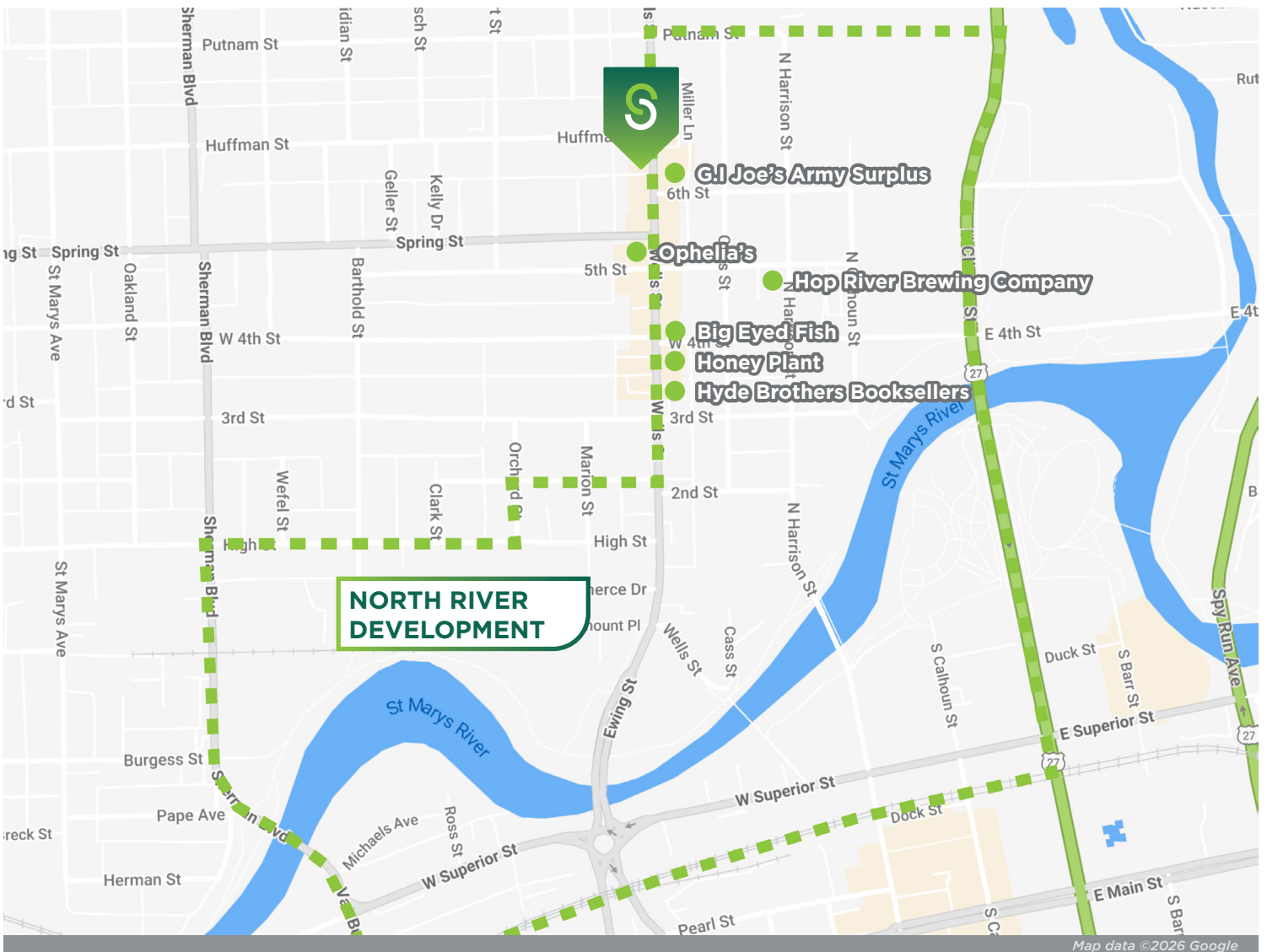
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



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Excellent Location

The Wells Street Corridor is a vibrant area known for its good mix of local businesses, residential spaces, and industrial zones. Close to downtown, it boasts a diverse demographic and serves as a hub for many small businesses, art galleries, and eateries.

The area is easily accessible with traffic counts of over 15,000 vehicles per day, and it's near the University of Saint Francis and Fort Wayne Children's Zoo. The corridor continues to see immense growth, making it an essential part of Fort Wayne's economic and cultural landscape.

The available property is just outside the boundary of the recently announced North River Development, a \$500 million project featuring the North River Fieldhouse.

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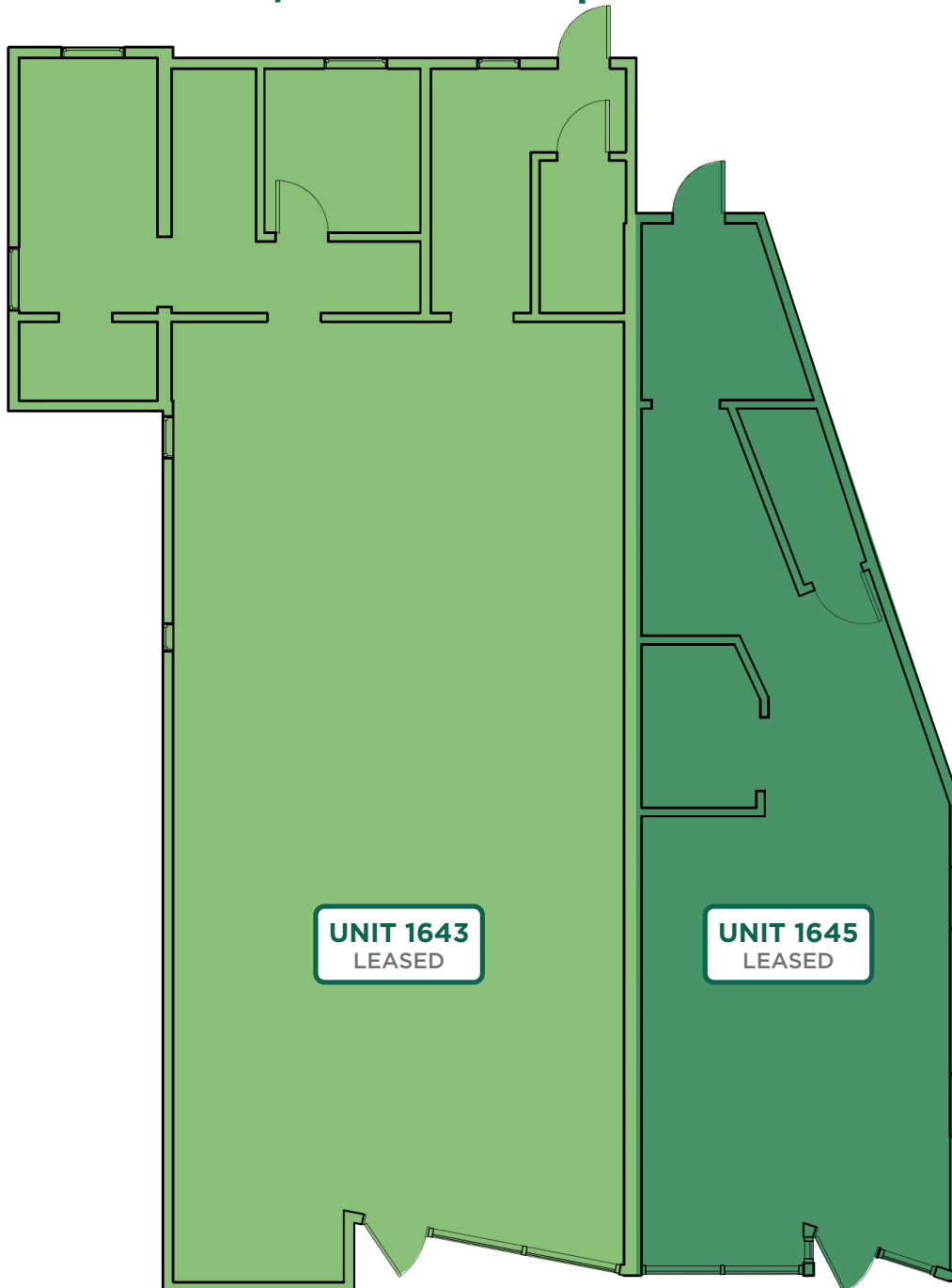


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Ground Floor - Retail/Commercial Space



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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2nd Floor - Proposed Apartment



Disclaimer: The above rendering is a conceptual floorplan provided for illustrative purposes only and may not reflect the final layout or dimensions of the space.

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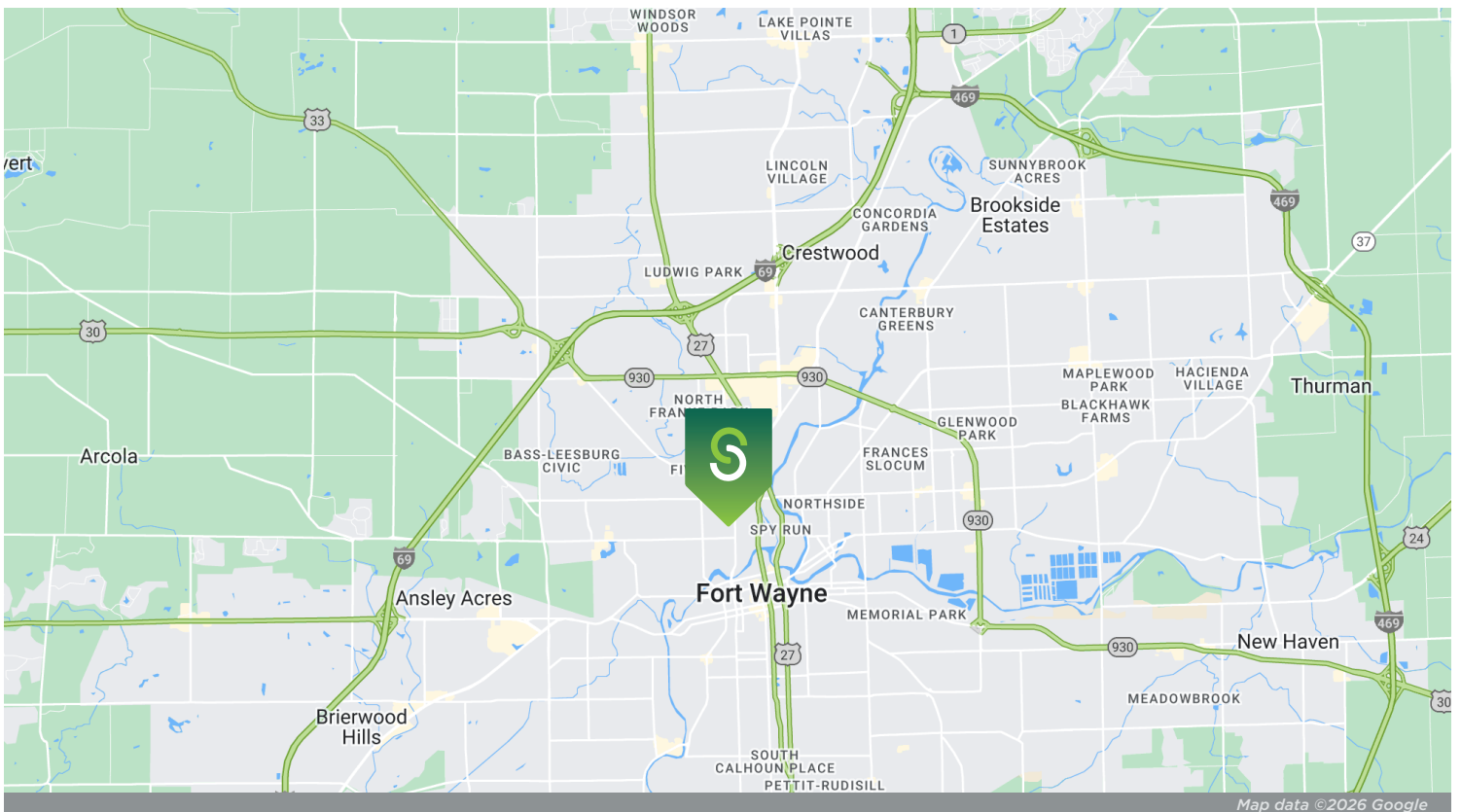
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PROPERTY INFORMATION

Address	1641 - 1645 Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-07-35-38-021.000-074
2024 Tax/Payable 2025	\$2,618.94



SALE INFORMATION

Price	\$475,000
Terms	Cash at close

UTILITIES

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

SITE DATA

Site Acreage	0.10 AC	Interstate	I-69, 4 miles
Zoning	UC	Flood Zone	None
Parking	Rear/Street	Parking Ct	6 spaces

RESPONSIBLE PARTIES

Utilities	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Tenant
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office/Retail/Commercial
Year Built	1900
# of Stories	1
Construction Type	Wood frame/brick wrap
Heating	Split system
A/C	Split system
Sprinkler	No
Signage	Storefront, window

ADDITIONAL INFORMATION

- Floor covering allowance available
- High ceilings
- Façade grant
- Ground floor fully leased
- Near \$1.5 billion development project
- 2nd floor apartment

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