

BND

COMMERCIAL

COMMERCIAL > FOR SALE
4,750 SQUARE FEET
3210 ILLINOIS ROAD
FORT WAYNE, INDIANA

Price Reduced!



HIGHLIGHTS:

Available Space: 4,750 Square Feet

Total Building Space: 4,750 Square Feet

Acreage: 0.39 Acres

Zoning: I-1 Limited Industrial/Commercial Flex

Interior Can Be Retrofitted to Suit Your Business

Monument Signage Included

One 10' x 10' Overhead Door

Reduced Sale Price: **\$199,900.00**



Dalton Jasper

Cell: (260) 438-6401
dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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3210 ILLINOIS ROAD
FORT WAYNE, INDIANA**Property Highlights**

| | |
|-------------------------------|---|
| Parcel Number | 02-12-04-378-004.000-074 |
| Address | 3210 Illinois Road |
| City / State / Zip | Fort Wayne / IN / 46802 |
| Sale / Lease | Sale |
| Available Space | 4,750 SF |
| Total Building Size | 4,750 SF |
| Land Size | 0.39 Acres |
| Zoning | I-1 Limited Industrial/Commercial Flex |
| Number of Parcels | One |
| Dimensions | Irregular - Approx. 106' x 128' x 99' x 162' |
| Frontage | ± 106' |
| Parking | Gravel Parking for ±15 Vehicles |
| Rail Access | No |
| Nearest Highway | West Jefferson Blvd. |
| Distance to Interstate | Less than 1 mile |
| Distance to Airport | ± 9.7 Miles to FW International |
| Former Use | Window Sales & Distribution |

2025 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------------|-----------------|-----------------|
| Population | 3,196 | 61,814 | 157,213 |
| Avg. H/H Income | \$66,826 | \$70,998 | \$72,026 |

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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FORT WAYNE, INDIANA**Building Information**

| | |
|-----------------------------|---|
| Construction Type | Wood Frame |
| Construction Year | 1940, 1996 |
| Number of Floors | Two in Main Building; One in Warehouse |
| Roof | Asphalt Shingle |
| Foundation | Concrete |
| Breakroom or Kitchen | Yes - 2nd Floor |
| Lighting | Fluorescent |
| Heating System | Yes |
| Electric | Standard |
| Air Conditioning | Yes |
| Sprinkler System | No |
| Restrooms | Two |
| OH Doors | One 10' x 10' Door |



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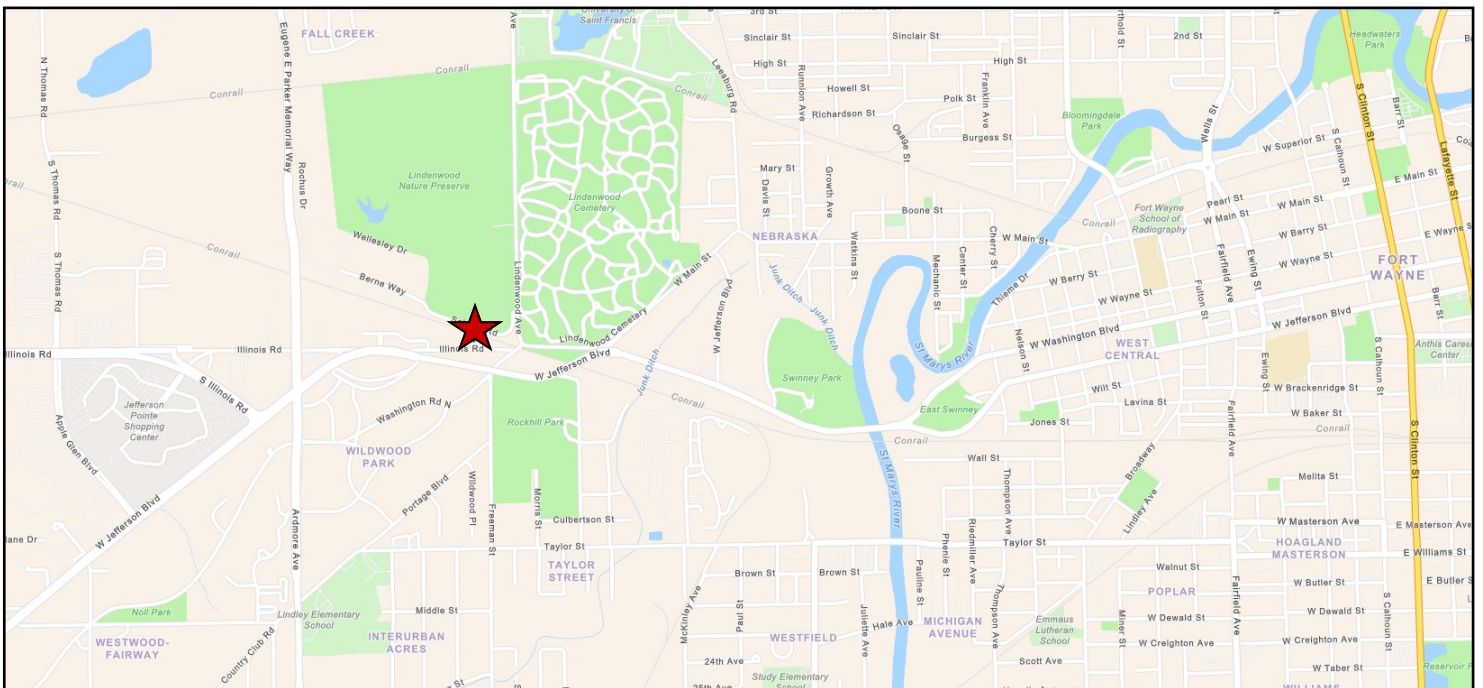
4,750 SQUARE FEET
3210 ILLINOIS ROAD
FORT WAYNE, INDIANA

Sale Information

| | |
|----------------------------|------------------------|
| Reduced Sale Price | \$199,900.00 |
| Terms | Cash at Closing |
| Annual Taxes | \$3,270.34 |
| Tax Year / Pay Year | 2025 / 2026 |

Utilities

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



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