



FOR **SALE** RETAIL
PROPERTY



4030 Coldwater Road
Fort Wayne, IN 46805

Stand-Alone Retail/Restaurant For Sale

About The Property

- 5,515 SF footprint with 1,750 SF basement on 0.78 Acre
- Prime location for retail use and potential future redevelopment
- Directly across the street from Glenbrook Mall
- Ideal access and visibility along highly trafficked retail corridor
- 16,755 VPD along Coldwater Rd.
- Drive-thru potential
- Digital pylon signage available
- Sale Price: \$1,200,000
- Additional "turnkey" price with business, equipment & licenses included: \$275,000



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

STAND-ALONE RETAIL/RESTAURANT FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	4030 Coldwater Road
City, State, Zip	Fort Wayne, IN 46805
Total Building Size	7,118 SF
Site Acreage	0.78 Acre
Zoning	I1/Limited Industrial
Use	Legal, Non-conforming

BUILDING DATA

Date of Construction	1930
Basement	1,750 SF
Heat	Gas- 4,410 SF
Air Conditioning	4,410 SF
HVAC	3 (Rooftop, Attic & Basement)
Fire Alarm	In place
Security Cameras	40 Included
Restrooms	3
Parking Lot	Asphalt - 21,638 SF 49
Pylon Signage	Included
Power	800 Amp, 3 Phase

POPULATION DEMOGRAPHICS

1 Mile	6,457
3 Miles	75,353
5 Miles	170,359

UTILITIES

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

PRICE/AVAILABILITY

Sale Price	\$1,200,000.00
Sale Price/SF	\$168.59

PROPERTY TAXES

Parcel Number	02-07-25-151-002.000-073
Assessment: Land	\$285,700
Improvements	\$164,200
Total Assessment	\$449,900
Annual Taxes	\$11,921.20 (\$1.67/SF)
Tax Year	2025 Payable 2026

BUILDING AMENITIES

Cigar lounge with roll up door and handicap accessibility
Washer & dryer hookup
New roof 2015
Sealed parking lot 2016
Walk-in cooler

TURNKEY OFFERING

Fixtures, equipment and inventory available
Liquor license with gaming, catering, and carry-out available
"Toast" POS system for kitchen and bar operation with 3 terminals and 3 wireless units
High resolution video 10mm Watchfire monument sign
Complete 8 tap Micromatic draught beer & glycol system
On site ATM & Nevada Gold pull tab machines (2)
NASA searchlights (2)
Honeywell monitored security & newly installed fire alarm system



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ADDITIONAL PHOTOS

STAND-ALONE RETAIL/RESTAURANT FOR SALE



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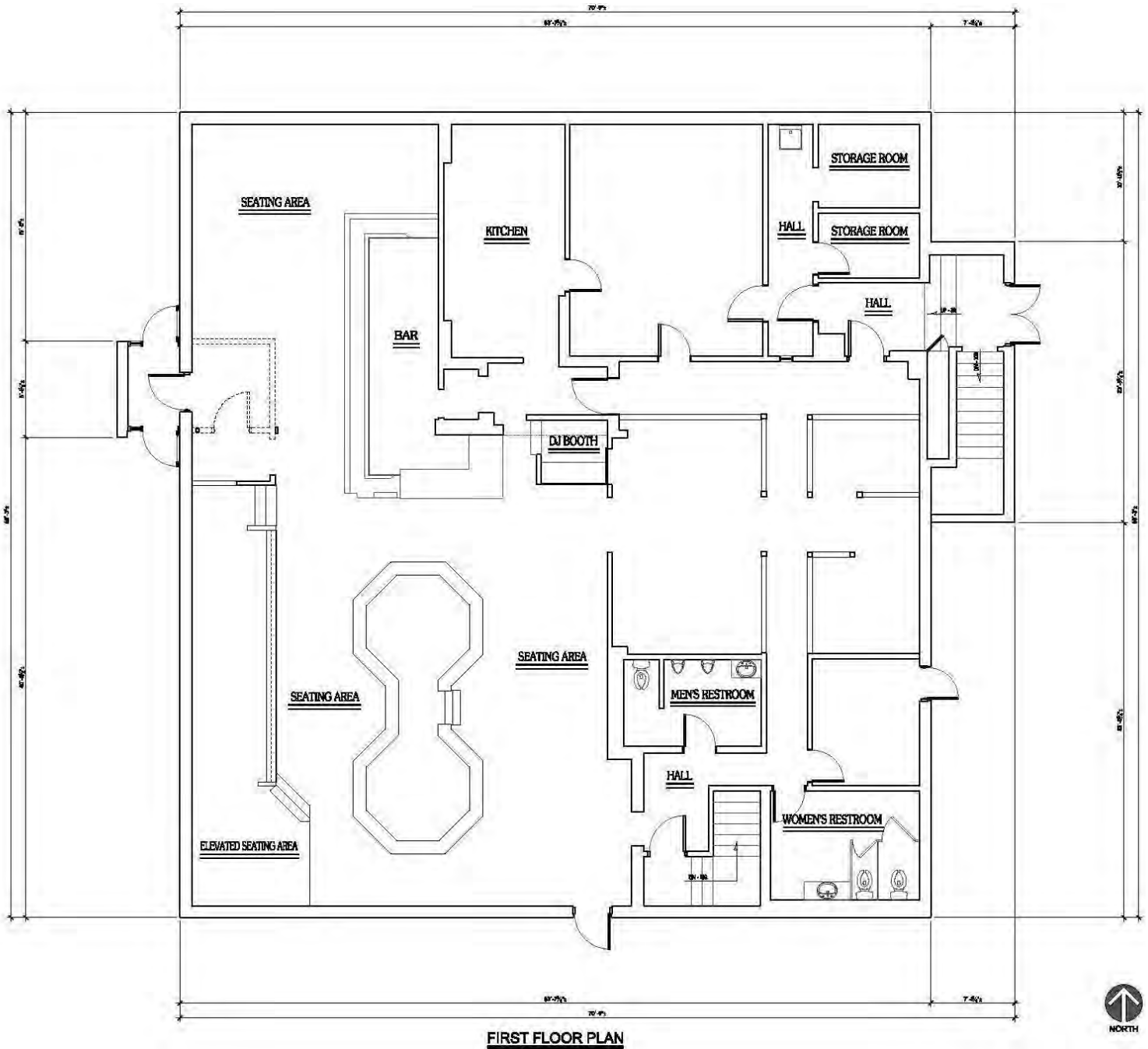
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FLOOR PLAN

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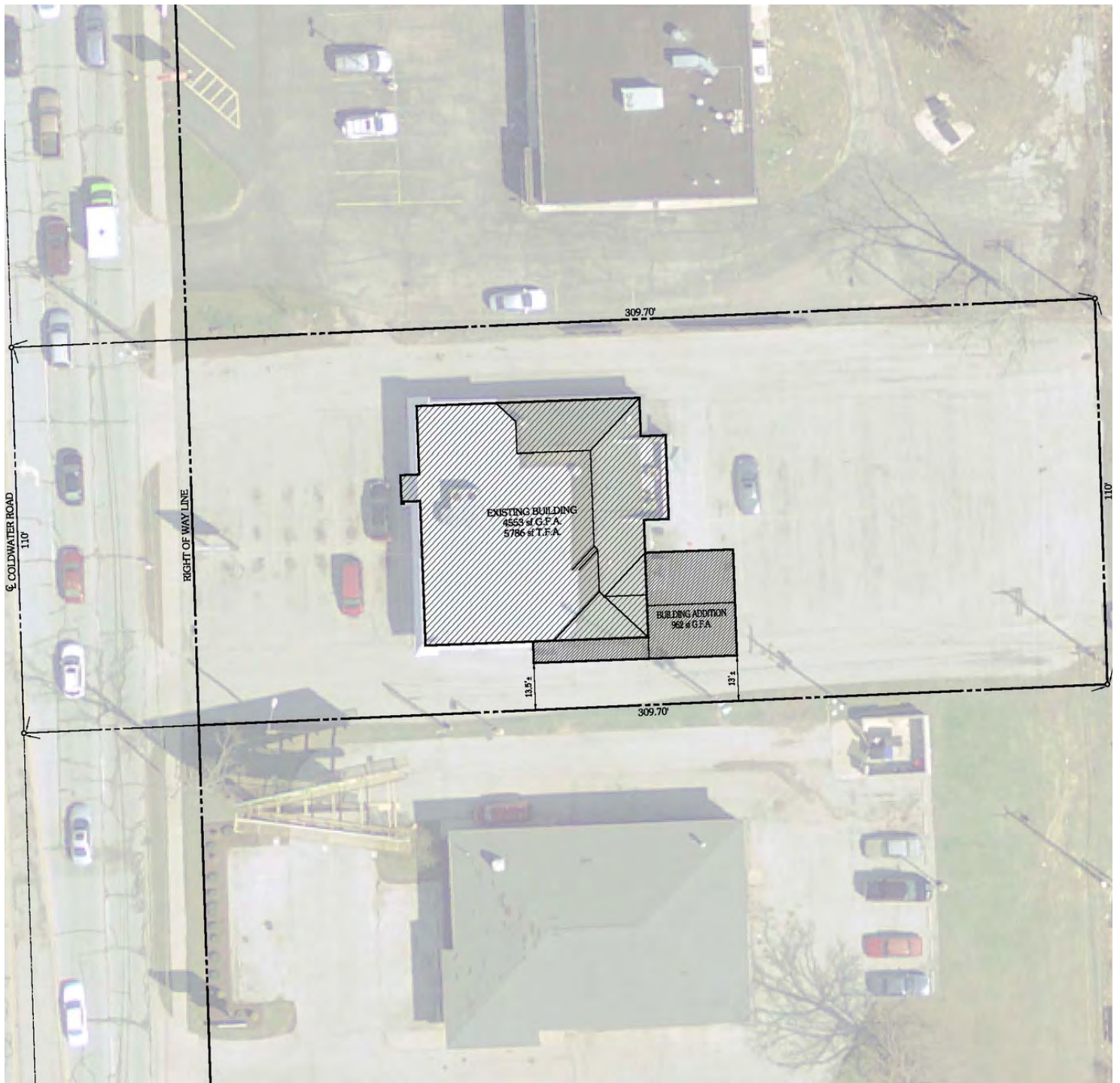
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AERIAL VIEW

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RETAILER MAP

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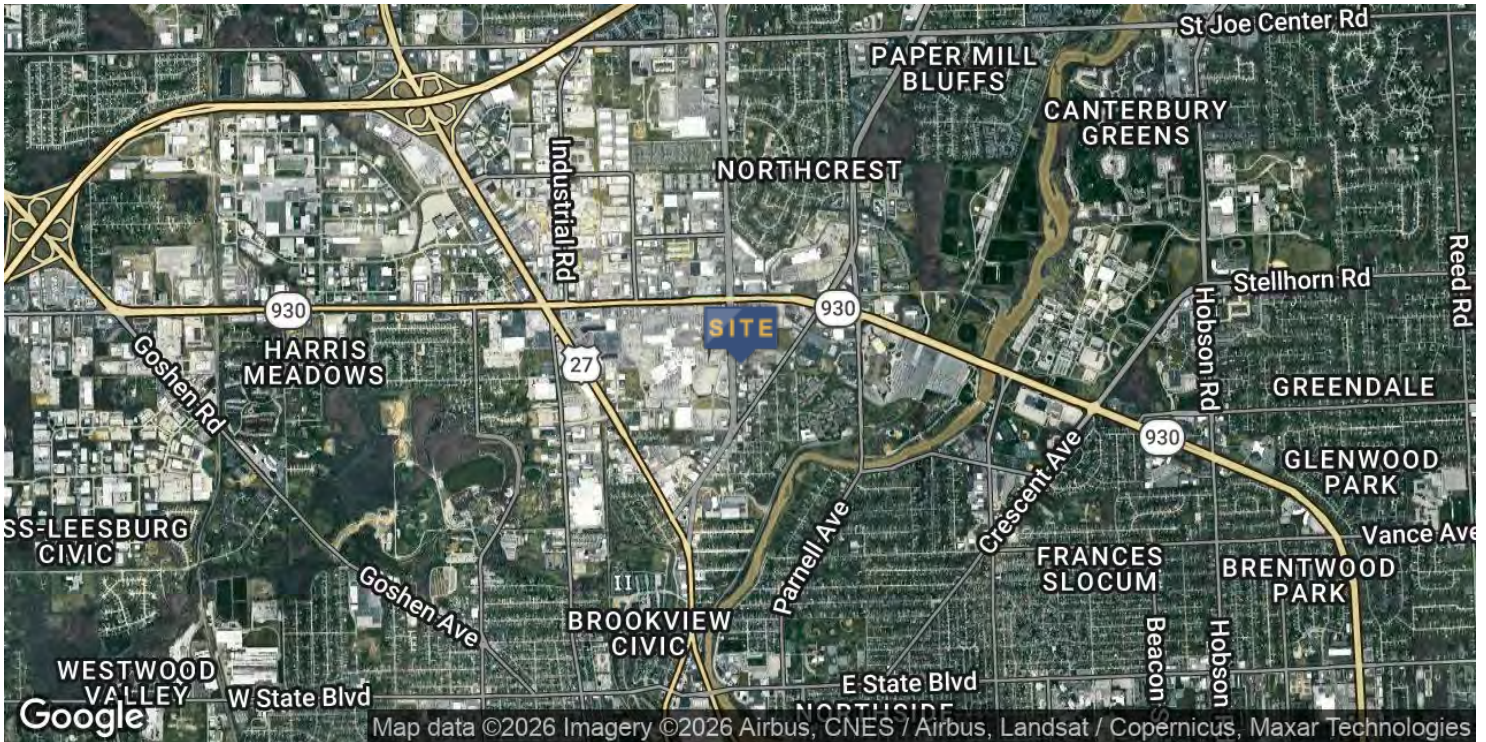
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LOCATION MAP

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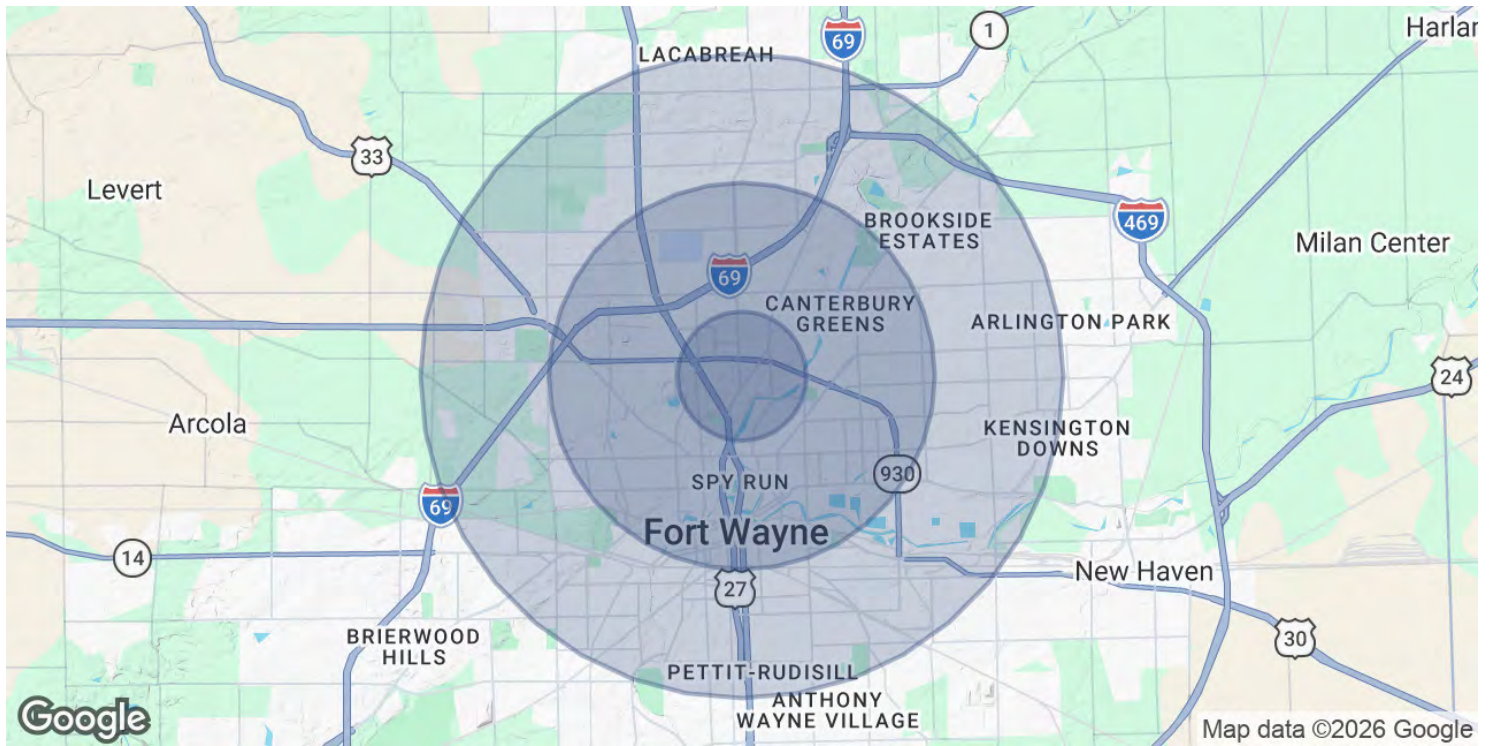
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DEMOGRAPHICS MAP & REPORT

STAND-ALONE RETAIL/RESTAURANT FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,457	75,353	170,359
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,928	32,701	71,280
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$63,992	\$68,191	\$73,075
Average House Value	\$131,162	\$160,599	\$172,862

Demographics data derived from AlphaMap



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