

For Sale

Investment Property - 1,451 SF Available



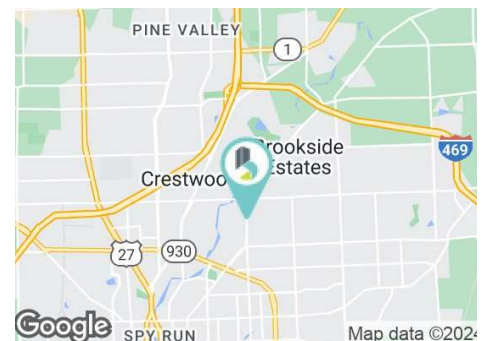
5308 St. Joe Rd. / Redevelopment Opportunity

Fort Wayne, IN, 46835

This 1,451 SF office property is conveniently situated within walking distance of Purdue Fort Wayne and IU Fort Wayne campuses, as well as the north campus of Ivy Tech. Additionally, Canterbury Green Golf Course and Market Place of Canterbury are a short walk away, offering golfing and a variety of shopping and dining options. Canterbury Green Apartments and St. Joe Place, both popular student housing options, are positioned very close by.

- Perfect for an office setting or redevelopment property
- 1,118 SF building with 333 SF garage
- Total of 1,451 SF situated on 0.68 acres
- 100 ft. of frontage
- 2 Grade-level doors
- 5 Parking spaces
- Monument signage
- Available for immediate occupancy

Sale Price	\$325,000
Lot Size	0.68 Acres
Building Size	1,451 SF



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For Sale

5308 St. Joe Rd., Fort Wayne, IN 46835



Location Information

Street Address	5308 St. Joe Rd.
City, State, Zip	Fort Wayne, IN 46835
County	Allen

Building Information

Building Size	1,451 SF
Office SF	1,118 SF
Garage SF	333 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	8 ft
Number of Floors	2
Year Built	1950
Year Last Renovated	1986
Gross Leasable Area	1,451 SF
Construction Status	Existing
Condition	Good
Roof	Shingle
Lighting Type	Incandescent
Construction Type	Wood frame
Exterior Type	Metal
Grade-level Doors	2
Ceiling Height	8 ft.

Property Information

Property Type	Office
Property Subtype	Investment or Owner/User
Zoning	R1
Lot Size	0.68 Acres
Lot Dimensions	335.6' x 100'
APN #	02-08-20-152-004.000-072
Lot Frontage	100 ft
Lot Depth	335.6 ft
Lot Visibility	Excellent
ADA Accessible	No
Signage	Monument

Parking & Transportation

Parking Type	Surface
# of Parking Spots	5
Covered Parking	1 Space

Utilities & Amenities

HVAC	Gas Forced Air
A/C	Forced Air
Restrooms	1
Gas Supplier	NIPSCO
Water/Sewer Supplier	City
Electricity Supplier	AEP
Power	100 Amp

Exterior Photos

5308 St. Joe Rd., Fort Wayne, IN 46835



Area Map

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Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	10,106	78,862	165,947
Average Age	35.4	36.4	36.6
Total Households	4,749	34,404	73,939
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$54,124	\$61,714	\$62,352
Traffic: St. Joe Rd.	15,794/day		

