

327 E. Wayne Street  
Fort Wayne, Indiana

**Adaptable Building With Income In Place | 100% Occupied With Upside Potential**



## Snapshot

Building Size:	10,586 SF
Land:	0.11 Acres
Year Built:	1880
Zoning:	DC-Downtown Core
Parking:	On-Street Parking
Utilities:	Municipal Water & Sewer
HVAC:	Gas Forced Air Heat & Central A/C
Annual Taxes:	\$7,137.46 (2015 Pay 2016)
List Price:	\$287,000

200 E. Main Street, Suite 540  
Fort Wayne, Indiana 46802  
260.399.4057

[www.cressyandeverett.com](http://www.cressyandeverett.com)

*Independently Owned and Operated*

## Property Details

Well-maintained 10,586 SF historic two-story office building features 12'-high ceilings, exposed brick lobby/staircase, abundant natural and fluorescent lighting, and tenant storage units. The floors are adaptable for single and/or multi-tenant use. The floor plates consist of 5,293 SF on each the first and second floors with two staircases and two shared restrooms on each floor. The building is served by gas forced air heat and air conditioning units, municipal utilities and is zoned DC-Downtown Core which allows for a wide range of uses.

**The building is currently occupied.** Signage can be placed at entrance or on the east side of building for maximum exposure.

### ZACH MEYER

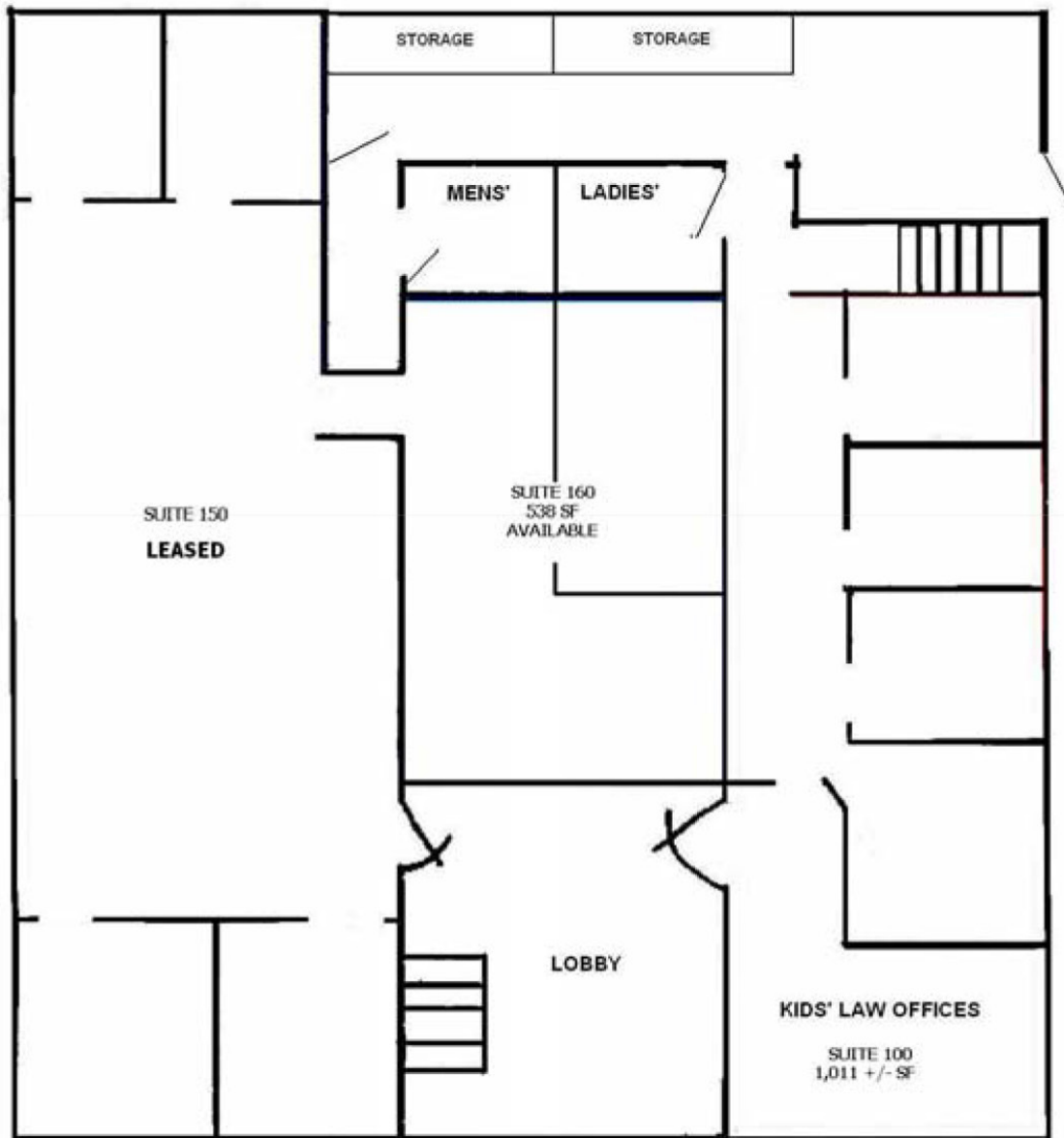
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Floorplan | First Floor

**COLONIAL OFFICE BUILDING**  
**327 E. WAYNE STREET**  
**FORT WAYNE, IN 46802**  
**FLOORPLAN - FIRST FLOOR**  
4,200 +/- TOTAL SF



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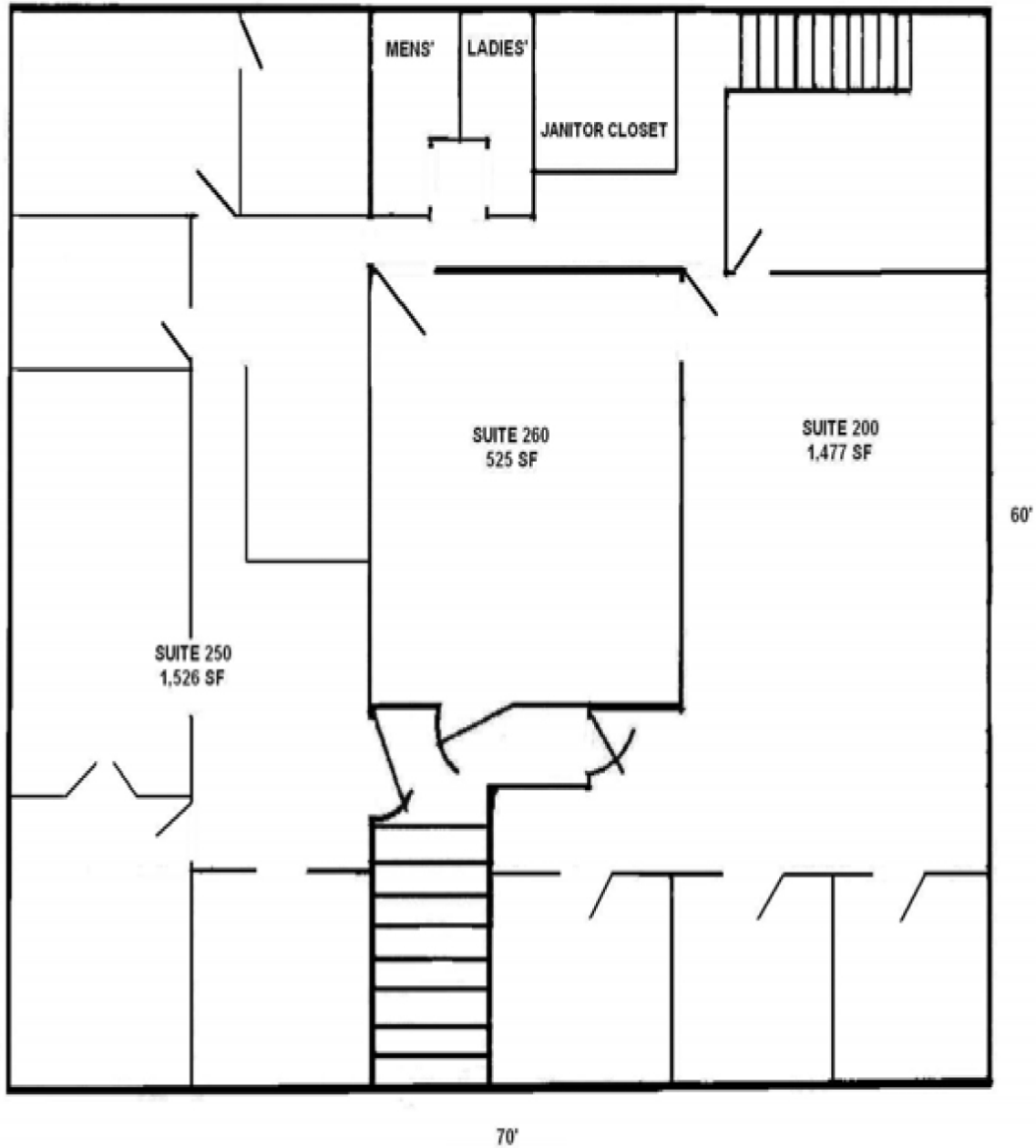
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Floorplan | Second Floor

FLOORPLAN - SECOND FLOOR

4,200 +/- TOTAL SF



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Office Building For Sale



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Fort Wayne, Indiana

Located In The Heart Of The Fort Wayne CBD



## Location

The property is located in the CBD on the high-traffic Lafayette Street corridor, one block from Municipal and Governmental offices, businesses and many downtown amenities.

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