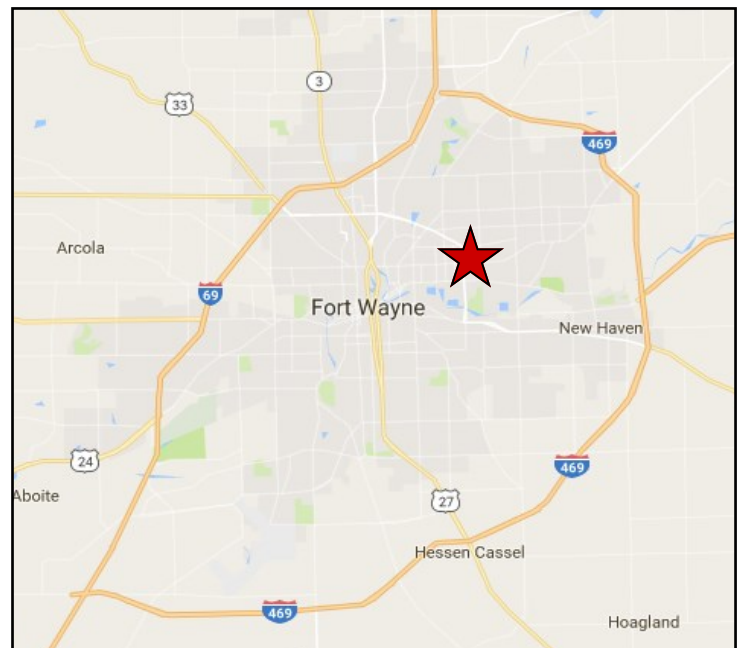


**BND****COMMERCIAL****OFFICE > FOR SALE/LEASE****2,160 SF****2420 LAKE AVENUE  
FORT WAYNE, INDIANA****OVERVIEW: 2420 Lake Avenue**

<b>Property Type:</b>	<b>Office Condominium</b>
<b>Available Space:</b>	<b>2,160 SF</b>
<b>Suggested Usage:</b>	<b>Ideal for medical, professional or general office use</b>
<b>Location:</b>	<b>Near Parkview Hospital - Randallia Campus</b>
<b>Lease Rate:</b>	<b>\$8.00/SF</b>
<b>Sale Price:</b>	<b>\$60,000 "as is" (Originally \$99,000)</b>

**Roger L. Koehlinger**

Direct: (260) 421-1904

Cell: (260) 413-7241

rkoehlinger@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bndcommercial.com

**BND**

**COMMERCIAL**

**OFFICE > FOR SALE/LEASE**

**2,160 SF**

**2420 LAKE AVENUE**

**FORT WAYNE, INDIANA**



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COMMERCIAL

OFFICE > FOR SALE/LEASE

2,160 SF

2420 LAKE AVENUE  
FORT WAYNE, INDIANA

### Property Highlights

Parcel Number	02-13-06-201-015.000-070
Address	2420 Lake Avenue
City / State / Zip	Fort Wayne / Indiana / 46805
Sale / Lease	For Sale - \$60,000 "As Is" / For Lease - \$8.00/SF
Available Space	2,160 SF
Land Size	0.05 Acres
Zoning	R3
Parking	Ample, Shared
Distance to Interstate	5 Miles
Distance to Airport	10 Miles

### Building Information

Construction Type	Frame
Construction Year	1982
Number of Floors	One
Roof	Shingle
Foundation	Reinforced Concrete
Lighting	All
Heating System	Gas Forced Air
Electric	110 V, Single-Phase
Air Conditioning	Central
Sprinkler System	No
Restrooms	Two
Handicap Access	Yes
Signage	Yes

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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**Utilities**

	Company
Gas/Electric	I & M / NIPSCO
Public/Well Water	City of Fort Wayne
Sewer/Septic	City of Fort Wayne

**Sale / Lease Information**

Sale Price	\$60,000.00 "As Is" - (Originally \$99,900.00)
Terms	Cash to Seller
Annual Taxes	\$1,386.00
Tax Year / Pay Year	2016 Pay 2017

**Comments**

Located near Parkview Hospital - Randallia Campus, across from VA Hospital

Ideal for medical, professional, or general office use

- Ten offices/exam rooms (4 with sinks), waiting room and check-in area
- Interior park-like setting

**SALE PRICE GREATLY REDUCED - NOW \$60,000 "As Is"**

**LEASE PRICE \$8.00/SF**

Association dues are \$375/Mo. and cover:

- Daily cleaning in common area
- Common area utilities
- Window washing
- Burglar alarm and smoke alarms
- All water and sewer fees
- Insurance for common area, exterior walls and roof
- Lawn and atrium maintenance
- Snow removal

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