

3140 E. Paulding Road
Fort Wayne, Indiana

Excellent Developable Site | Located Near A Signalized Intersection



Snapshot

Building Size:	3,810 SF
Land:	2.98 Acres
Year Built:	1971
Zoning:	R-3 Multi-Family
Parking:	Ample On-Site Parking Spaces
Utilities:	Municipal
HVAC:	Gas Forced Air Heat & Central A/C
Annual Taxes:	\$20,097 (2015 Pay 2016)
List Price:	\$399,000

Property Details

Former Wells Fargo Bank Branch building on a highly-visible signalized intersection. The building consists of 3,810 SF on approximately 2.98 acres, featuring a lobby and teller banking area, private offices, 2 restrooms, and 3 drive-up lanes with the outermost drive-up lane having ATM access. The building is served by gas forced air heat and central air conditioning, ample on-site parking, municipal utilities.

The owner has maintained the building with exterior and interior repairs (parking lot milling and surface overlay, curbs and sidewalks, and a smart irrigation controller have been installed).

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

www.cressyandeverett.com

Independently Owned and Operated

ZACH MEYER

Associate Broker
260.399.4057 (o) | 260.417.2185 (c)
zachmeyer@cressyandeverett.com

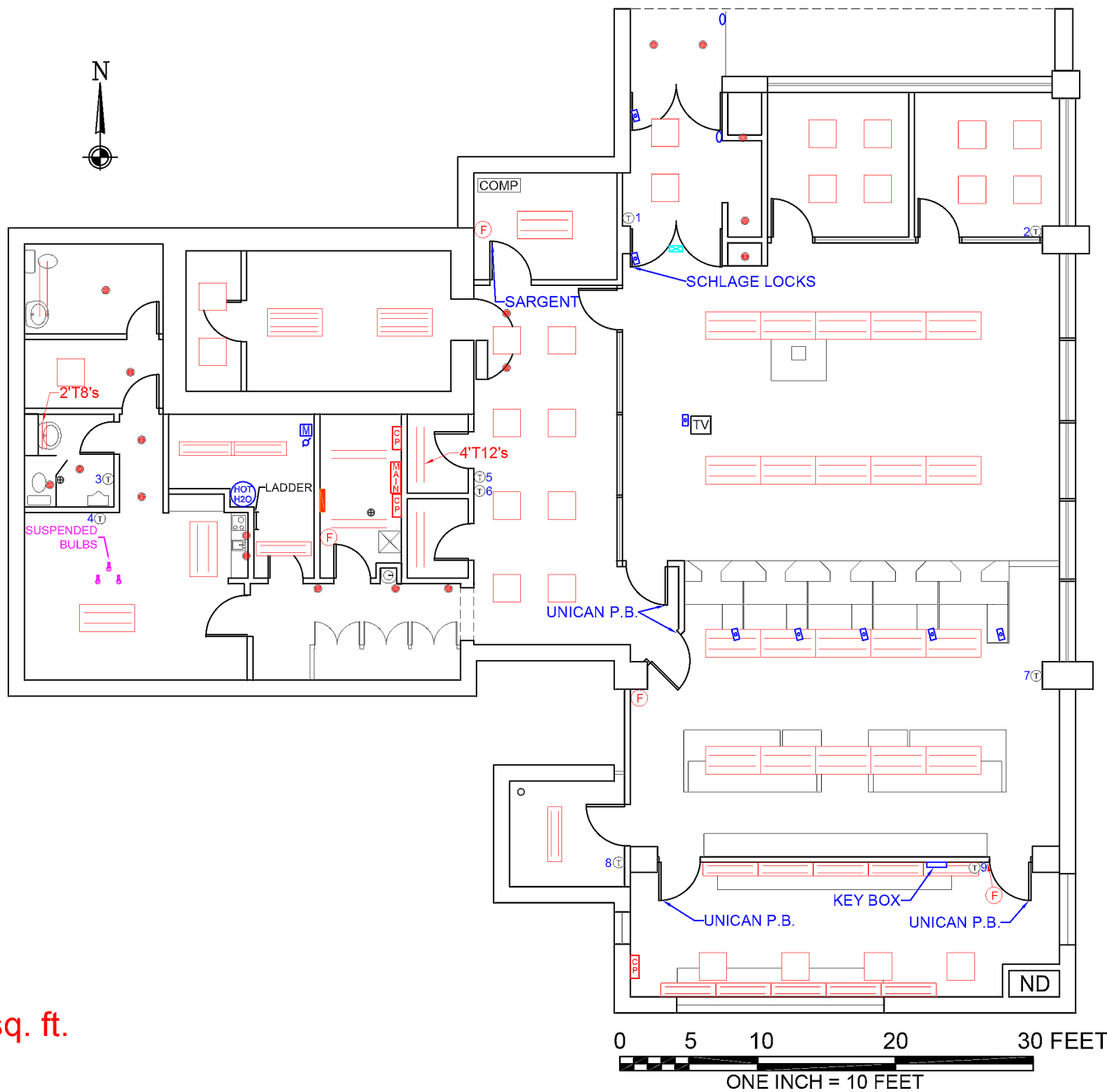
BILL DRINKALL

Managing Director
260.399.4057 (o) | 260.715.3408 (c)
billdrinkall@cressyandeverett.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

3140 E. Paulding Road
Fort Wayne, Indiana

Floor Plan



3,896 sq. ft.

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

www.cressyandeverett.com
Independently Owned and Operated

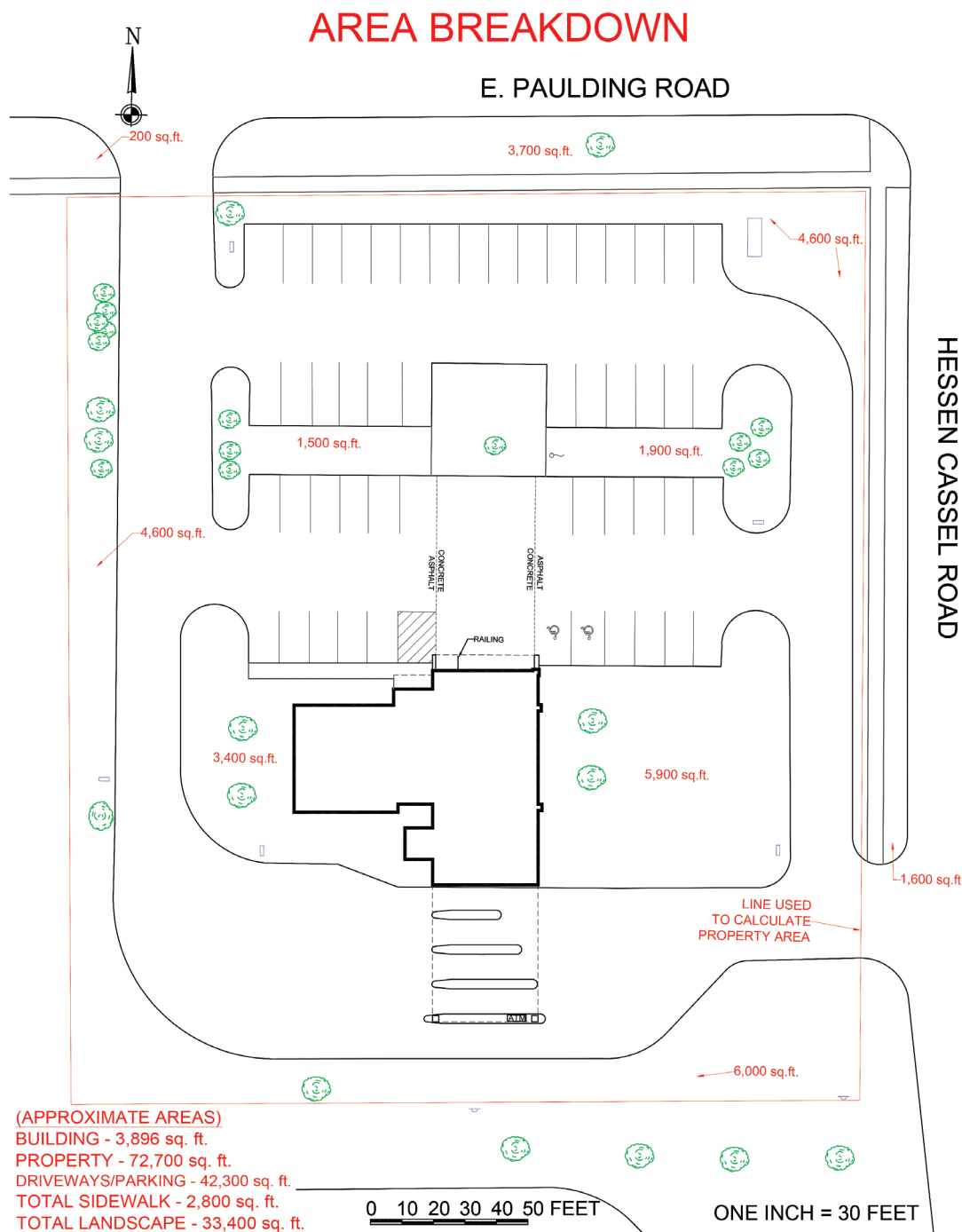
ZACH MEYER
Associate Broker
260.399.4057 (o) | 260.417.2185 (c)
zachmeyer@cressyandeverett.com

BILL DRINKALL
Managing Director
260.399.4057 (o) | 260.715.3408 (c)
billdrinkall@cressyandeverett.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

3140 E. Paulding Road
Fort Wayne, Indiana

Site Plan



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

www.cressyandeverett.com
Independently Owned and Operated

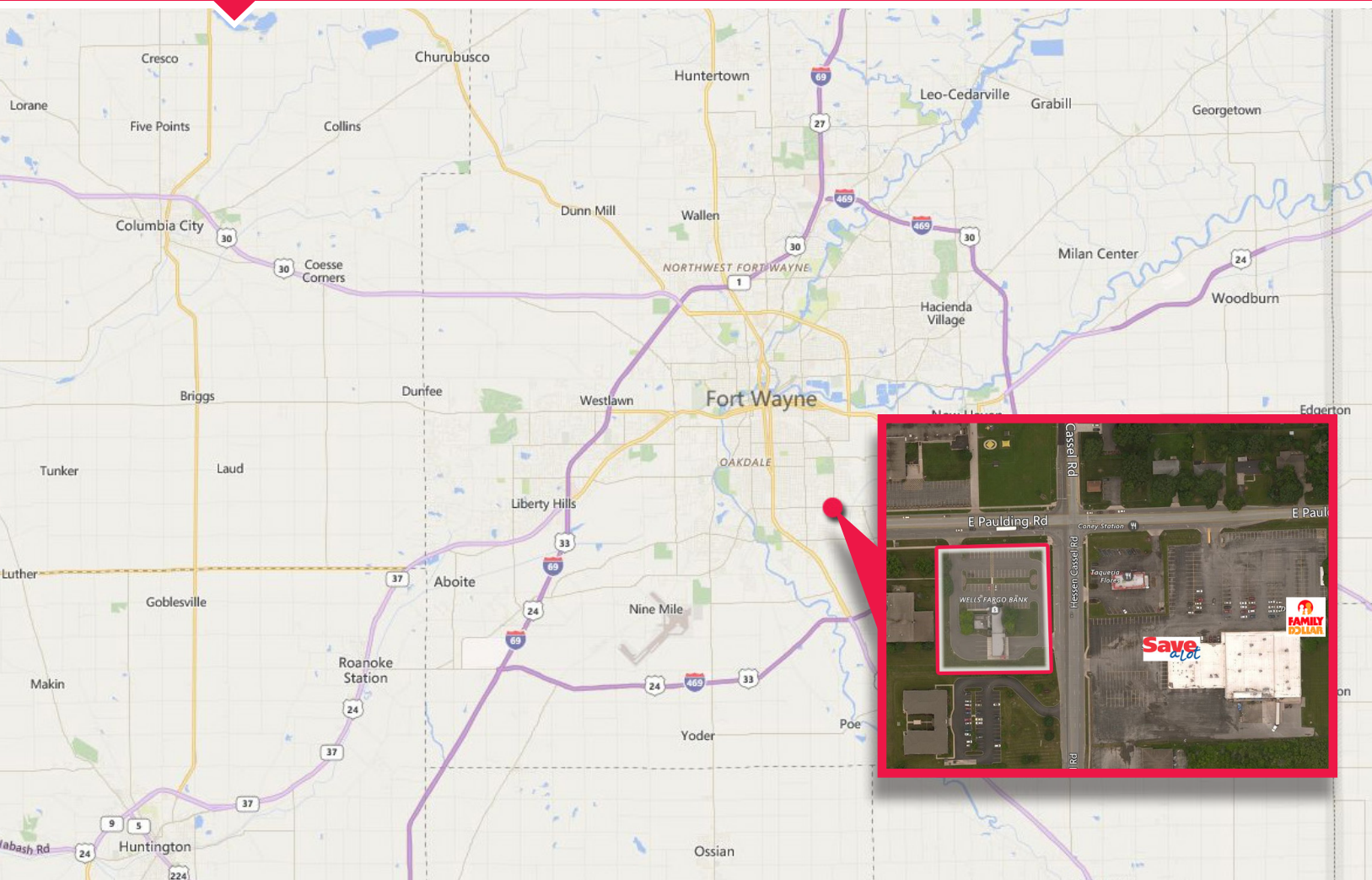
ZACH MEYER
Associate Broker
260.399.4057 (o) | 260.417.2185 (c)
zachmeyer@cressyandeverett.com

BILL DRINKALL
Managing Director
260.399.4057 (o) | 260.715.3408 (c)
billdrinkall@cressyandeverett.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

3140 E. Paulding Road
Fort Wayne, Indiana

Located Near A Highly Signalized Intersection



Location

The property is located on the southeast side of Fort Wayne on a highly traveled commercial corridor. The property is also 5.4 miles (approximately 15 minutes) southeast of Downtown Fort Wayne.

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

www.cressyandeverett.com

Independently Owned and Operated

ZACH MEYER
Associate Broker
260.399.4057 (o) | 260.417.2185 (c)
zachmeyer@cressyandeverett.com

BILL DRINKALL
Managing Director
260.399.4057 (o) | 260.715.3408 (c)
billdrinkall@cressyandeverett.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.