

OFFICE BUILDING

9031-9309 STELLHORN CROSSING PKWY., FORT WAYNE, IN

FOR SALE



FEATURES:

- 9,440 SF building situated on 1.47 acres
- Fully leased
- CAP Rate 8.34%
- Great location with easy access to I-469
- Northeast location near Chapel Ridge Shopping Center, Menards, Walmart, restaurants and multiple residential developments and office parks
- **FOR SALE: \$1,275,000**



FOR MORE INFORMATION:

Steve Chen
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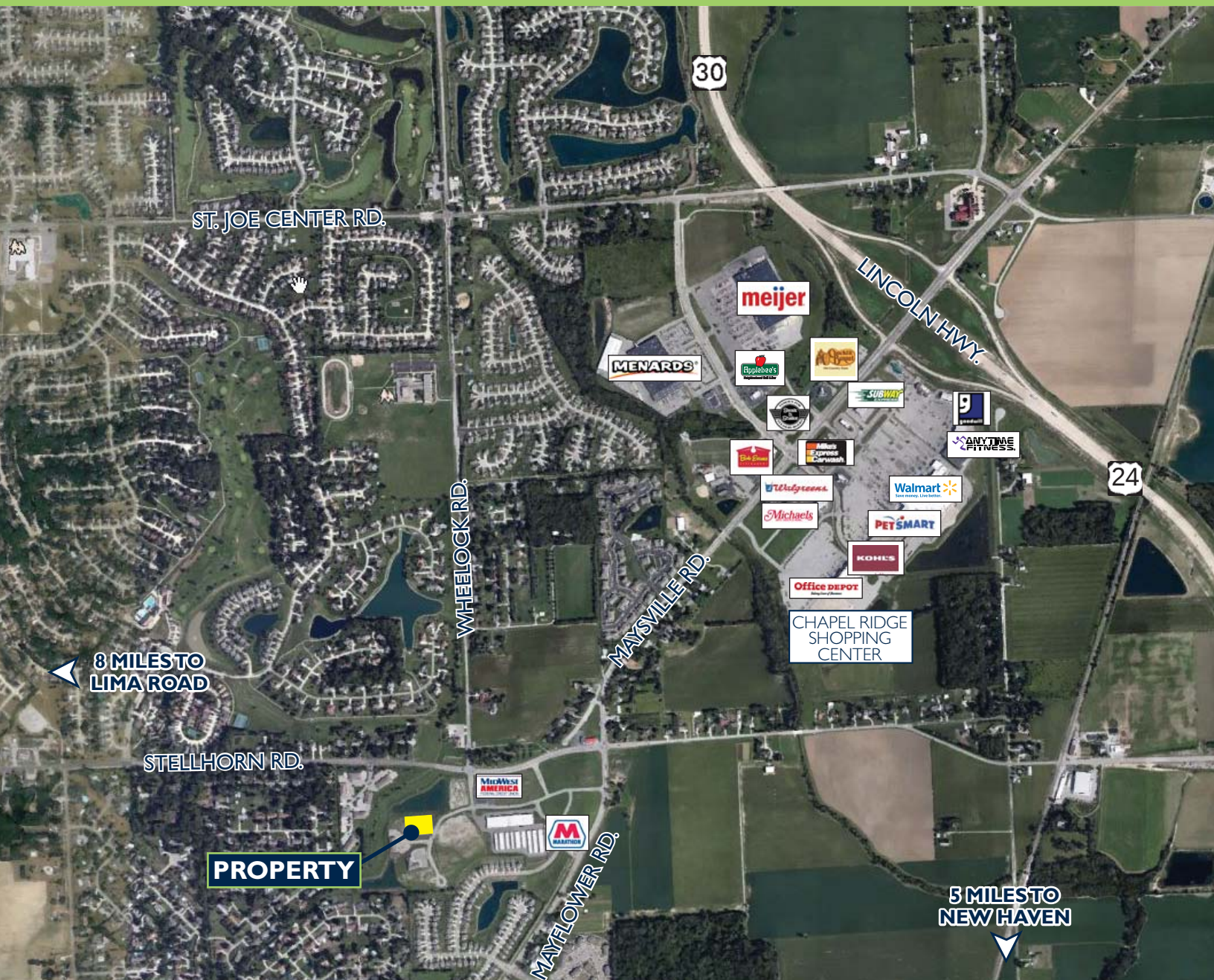
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FORT WAYNE, INDIANA



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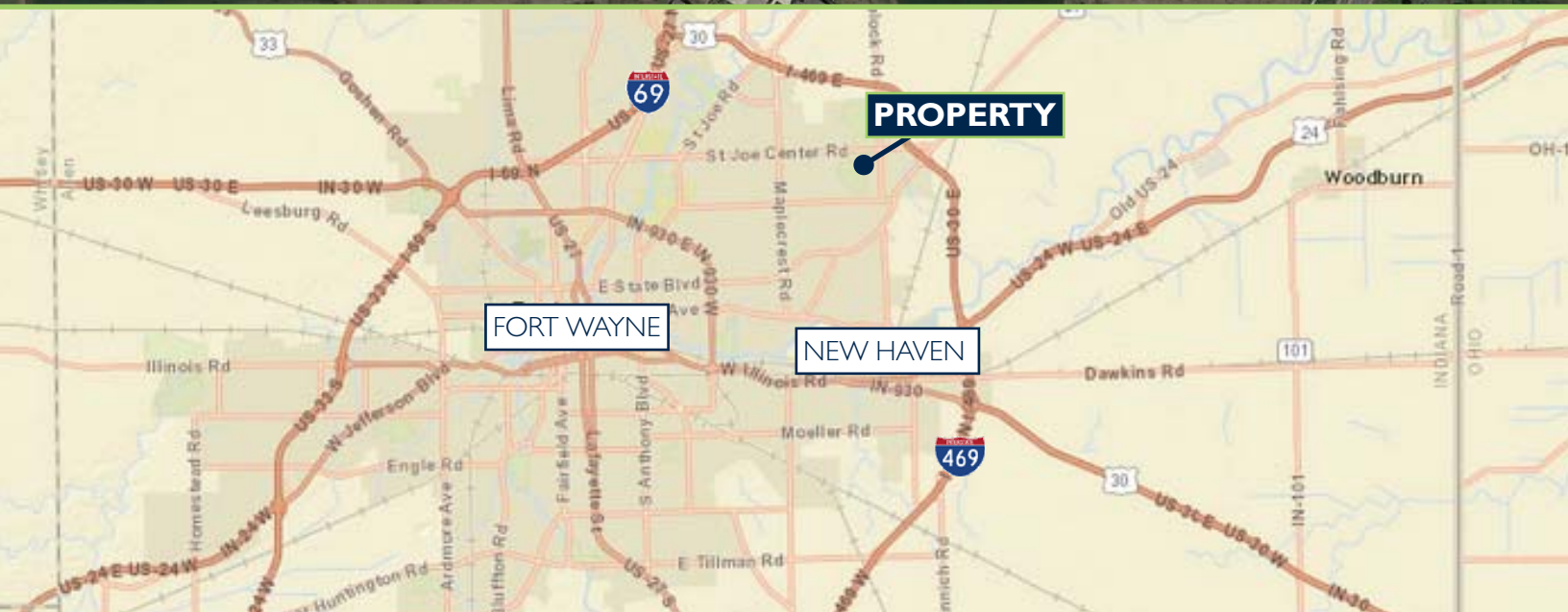
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OFFICE BUILDING

9031-9039 STELLHORN CROSSING PKWY., FORT WAYNE, IN

FOR SALE



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OFFICE FOR SALE

Property Name **Stellhorn Crossing Pkwy Office**
Street Address **9031-9039 Stellhorn Crossing Pkwy**
City/State **Fort Wayne, Indiana**
Zip Code **46815**
City Limits **Yes**
County **Allen**
Township **St. Joseph**



SALE INFORMATION

Date Available **Immediately**
Sale Price **\$1,275,000**
Terms **Cash at Closing**

OPERATING DATA

Electricity Source **AEP**
Natural Gas Source **NIPSCO**
Water/Sewer **Municipal**

BUILDING SIZE & AVAILABILITY

Total Building Area **9,440 SF**
Available Square Feet **9,440 SF**

STRUCTURAL DATA

Type of Construction **Wood/Brick**
Roof **Asphalt Shingles**
Ceiling Height **10 ft.**

SITE DATA

Site Acreage **1.47 Acres**
Zoning **CM-2**
Zoning Description **Limited Retail and Commercial**

MECHANICAL DATA

Heating System **Gas Forced Air**
A/C System **Forced Air**
Lighting **Standard Fluorescent**
Security System **Yes**
Restrooms **Yes**
ADA Accessible **Yes**
Restrooms **Yes**

GENERAL DATA

Number of Stories **One**
Condition **Excellent**
Building Class **A**
Year Built **2008**
Former Use **Office**
Property Type **Commercial**
Signage **Pylon**
Occupancy **100%**

TRANSPORTATION

Nearest Highway/Interstate **I-469**
Distance **1.2 Miles**
Dist. to Commercial Airport **25.7 Miles**
Parking Lot **Asphalt, Common**

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
Stellhorn Rd.	12,000 VPD

OFFICE FOR SALE

Property Name **Stellhorn Crossing Parkway**
Street Address 9031-9039 Stellhorn Crossing Pkwy
City/State Fort Wayne, Indiana
Zip Code 46815
City Limits Fort Wayne, Indiana
County Allen
Township St Joseph



2016 DEMOGRAPHICS

Population
1 Mile 5,457
3 Mile 41,362
5 Mile 95,369
Households
1 Mile 2,206
3 Mile 16,055
5 Mile 38,264
Average Household Income
1 Mile \$84,571
3 Mile \$76,727
5 Mile \$65,529

PROPERTY TAXES

Key Number 02-08-26-228-001.002-072

Assessments:

Land	\$256,100
Improvements	\$531,600
Total	<u>\$787,700</u>

Annual Taxes \$23,844.16
Tax Year 2015 payable 2016
Taxes Per Sq. Ft. \$2.25

ADDITIONAL INFORMATION

- * 9,440 SF building situated on 1.47 acres
- * Fully leased
- * CAP Rate 8.34%
- * Access at lighted intersection
- * Great location with easy access to I-469
- * Northeast location near Chapel Ridge Shopping Center, Menards, Walmart, restaurants and multiple residential developments and office parks

FOR MORE INFORMATION

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