



3217 Lake Avenue

Fort Wayne, IN 46805

Property Highlights

- Excellent hard corner lot with surface parking
- For sale or owner will build-to-suit
- Heavy office and medical office area
- Located at the northeast corner of Lake Avenue and Hobson Road
- Traffic counts of 11,797 VPD on Lake Avenue

Features

Land Size:	1.74 AC
Zoning:	R-3
List Price:	\$599,000

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

www.naihb.com

RACHEL ROMARY

Broker

260.341.0230 (m) | rromary@naihb.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.

General Property Information

Name	3217 Lake Avenue	Parcel Number	02-08-32-351-007.000-072
Address	3217 Lake Avenue	Acreage Size	1.74 AC
City, State, Zip	Fort Wayne, IN 46805	Frontage	290' on Lake
County	Allen	Depth	260' on Hobson
Township	St. Joseph	Zoning	R-3

Utilities

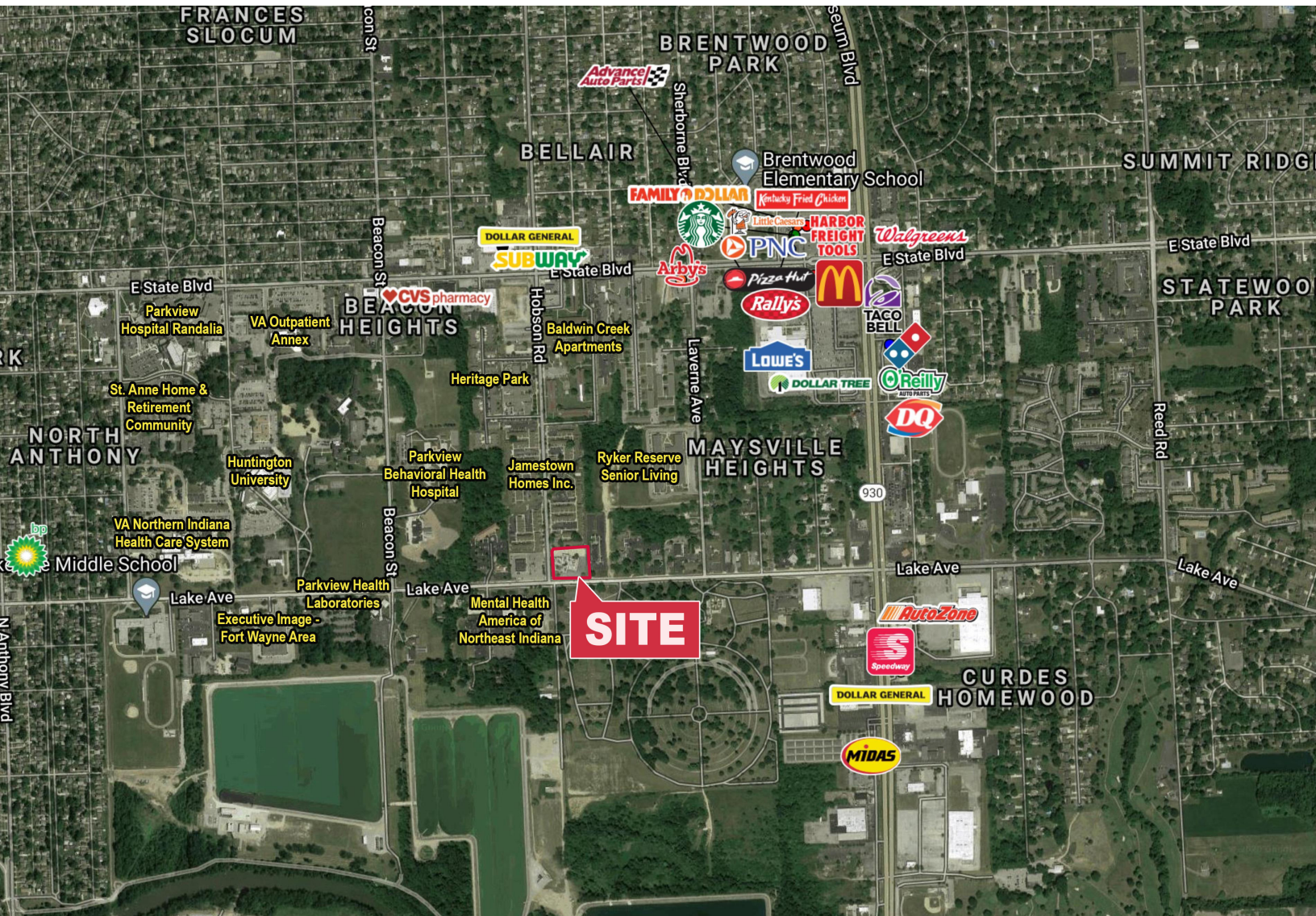
Electric	AEP
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	Approx. 6 Miles
Nearest Highway	SR 930
Distance	Approx. 0.5 Mile
Traffic Count	11,797 VPD on Lake Ave.

Sales Information

Annual Taxes	\$8,448.98	Sale Price	\$599,000
Tax Yr./Pay Yr.	2019/2020	Terms	Cash at closing



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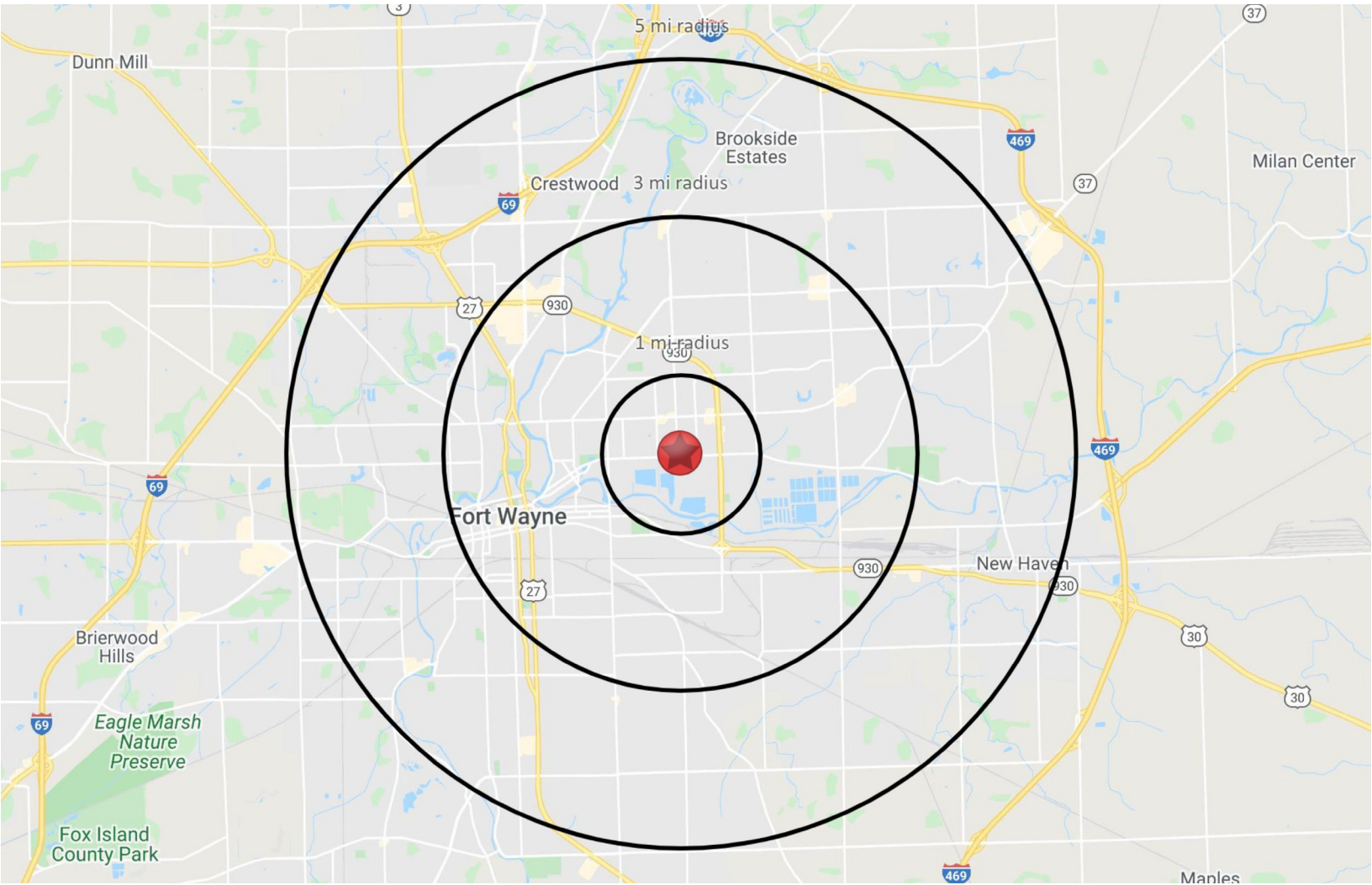
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2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,788	85,258	203,733
NUMBER OF HOUSEHOLDS	4,034 3	5,841	84,462
AVERAGE HOUSEHOLD INCOME	\$46,791	\$54,330	\$57,880
MEDIAN HOME VALUE	\$96,895	\$102,062	\$106,370
TRAFFIC COUNT	Lake Avenue		11,797 VPD

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