

SALE

RETAIL



INVESTMENT PROPERTY



1502-1514 N. HARRISON ST., FORT WAYNE, IN 46808



PROPERTY HIGHLIGHTS

- Three city lots
- 200' frontage on 2 streets
- 4,939 SF in three buildings
- Commercial & residential units
- Excellent redevelopment opportunity
- Adjacent to future North River development
- Two blocks from the vibrant Wells Street Corridor
- Across the street from Hop River Brewing Company
- Walking distance of Headwaters & Promenade Parks

OFFERING SUMMARY

Sale Price:	\$180,000
Lot Size:	0.29 Acres
Building Size:	4,939 SF
Zoning:	I-1 Light Industrial

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

BROOK STEED, EDPF
Broker | Economic Development Specialist
260.755.7810
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DAVE HORACEK
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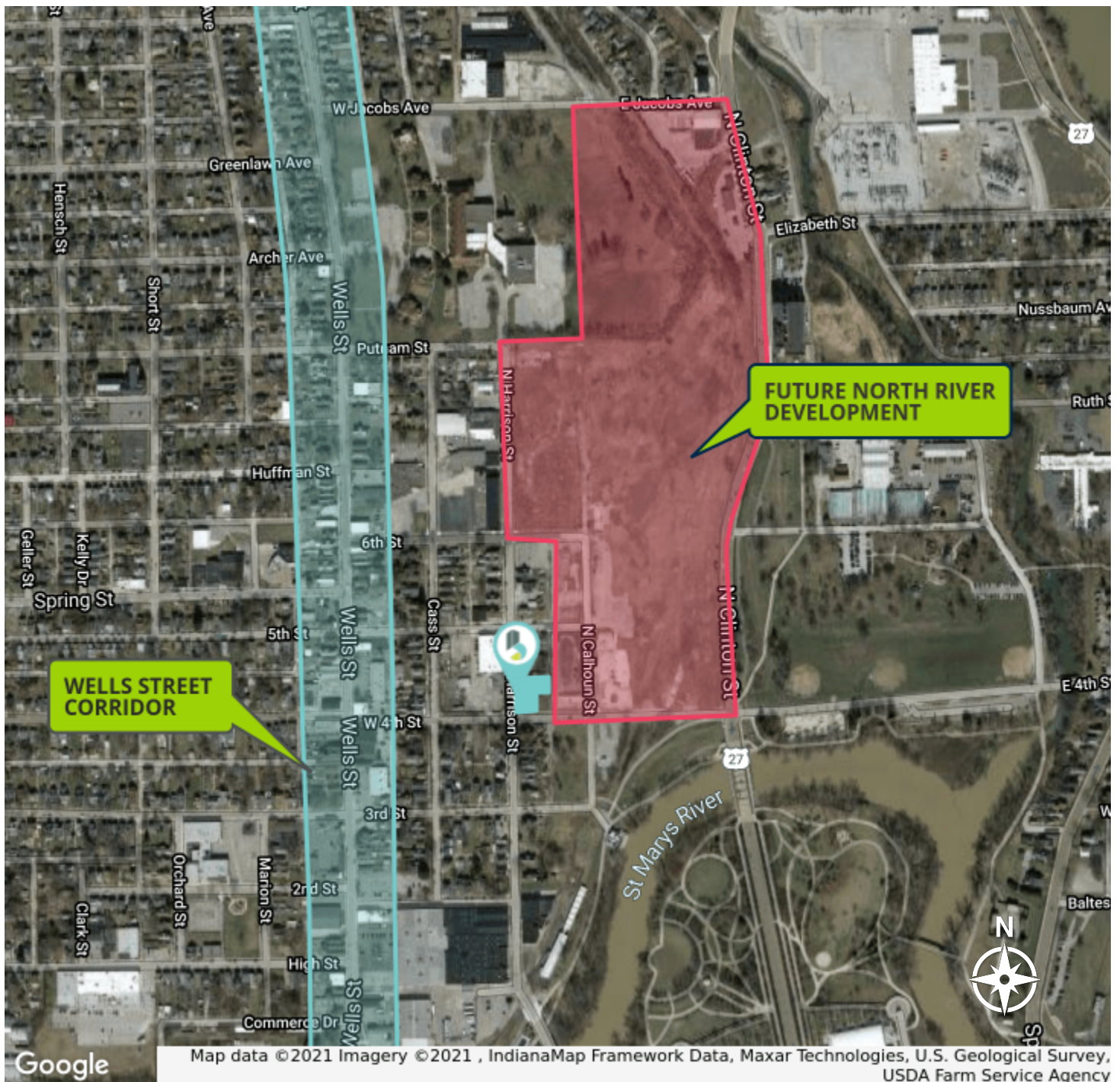


DOWNTOWN DEVELOPMENT MAP

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PROPERTY DETAILS

1502-1514 N. HARRISON ST., FORT WAYNE, IN 46808

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Sale Price

\$180,000

BUILDING INFORMATION

Building Size	4,939 SF
Building Size	0.0%
Year Built	1920
Site Acreage	0.29 Acres
Number of Floors	2
Gross Leasable Area	800 SF
Construction Status	Existing
Condition	Fair
Free Standing	Yes
Number of Buildings	3
Floor Coverings	Hardwood
Exterior Walls	Brick
Floor Type	Hardwood
Parking	Street

UTILITIES & AMENITIES

Electricity Source	AEP
Water/Sewer Source	Municipal
Natural Gas Source	NIPSCO
Restrooms	Yes

PROPERTY INFORMATION

Property Type	Retail
Zoning	I-1 Light Industrial
Lot Size	0.29 Acres
APN #	02-12-02-202-009.000-074, 02-12-02-202-008.000-074 & 02-12-02-202-007.000-074

ANNUAL TAXES

2020 Payable 2021	\$1,755.71
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ASSESSMENTS

Total	\$90,300
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TRANSPORTATION

Nearest Highway	US 27 - 2 Blocks
Nearest Interstate	I-69 - 3.5 Miles
Fort Wayne International Airport	9 Miles

TRAFFIC COUNTS

Fourth St./Harrison St.	2,500 VPD
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
Total Population	16,640	86,203	184,676
Total Households	7,083	34,017	74,521
Average HH Income	\$47,587	\$49,626	\$55,583

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