

Commercial Building For Sale

5,677 Sq. Ft.

8607 US Highway 24 West

Fort Wayne, Indiana



Mabel Liu

317.652.9508 myl@mylgroups.com



Highlights:

- Great Investment Opportunity:
 - Ideal Location at I-69 Interchange
 - Where 4 Hotels Creates a “Ready-Made” Customer base
- Total Building Size:
 - 5,667 Sq. Ft.
- Restaurant Seating:
 - Main Dining- 200
 - Private Dining- 10
 - Party & Meeting Room- 40
- Acreage:
 - 1.13 Acres
- Zoning:
 - C-3
- Reduced Sale Price:
 - \$899,900 (Original Price \$1,000,000)

2018 Demographics

	1 Mile	3 Miles	5 Miles
Population	4,717	26,417	60,565
Avg. H/H Income	\$83,352	\$110,416	\$97,501

Contact Information:

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Property Highlights

Parcel Number	02-11-23-400-020.000-038
Address	8607 US Highway 24 West
City/ State/ Zip	Fort Wayne, IN 46804
Total Building Size	5,677 Sq. Ft.
Land Size	1.13 Acres (49,22 Sq. Ft.)
Zoning	C-3
Parking	Asphalt (80+ Vehicles)
Traffic Count	US Highway 24 West- 39,893 VPD
Nearest Highway	I-69
Distance to Interstate	At Interchange of I-69
Distance to Airport	6 Miles
Current Use	Restaurant- Naked Tchopstick

Sale Information

Sale Price	Price Further Reduced- \$899,900 (Otg, \$1,000,000)
Terms	Cash At Closing
Annual Taxes	\$10,286.88
Tax Year/ Pay Year	2018-2019

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Building Information

Construction Type	Conventional
Construction Year	2000
Number of Floors	One
Roof	Original
Foundation	Slab
Floor	Vinyl
Heating System	GFA (4 Rooftop Units)
Air Conditioning	Central
Sprinkler System	Yes
Restrooms	Women's (3) / Men's (2)

Utilities

	Company
Gas	NIPSCO
Electric	Indian & Michigan Power
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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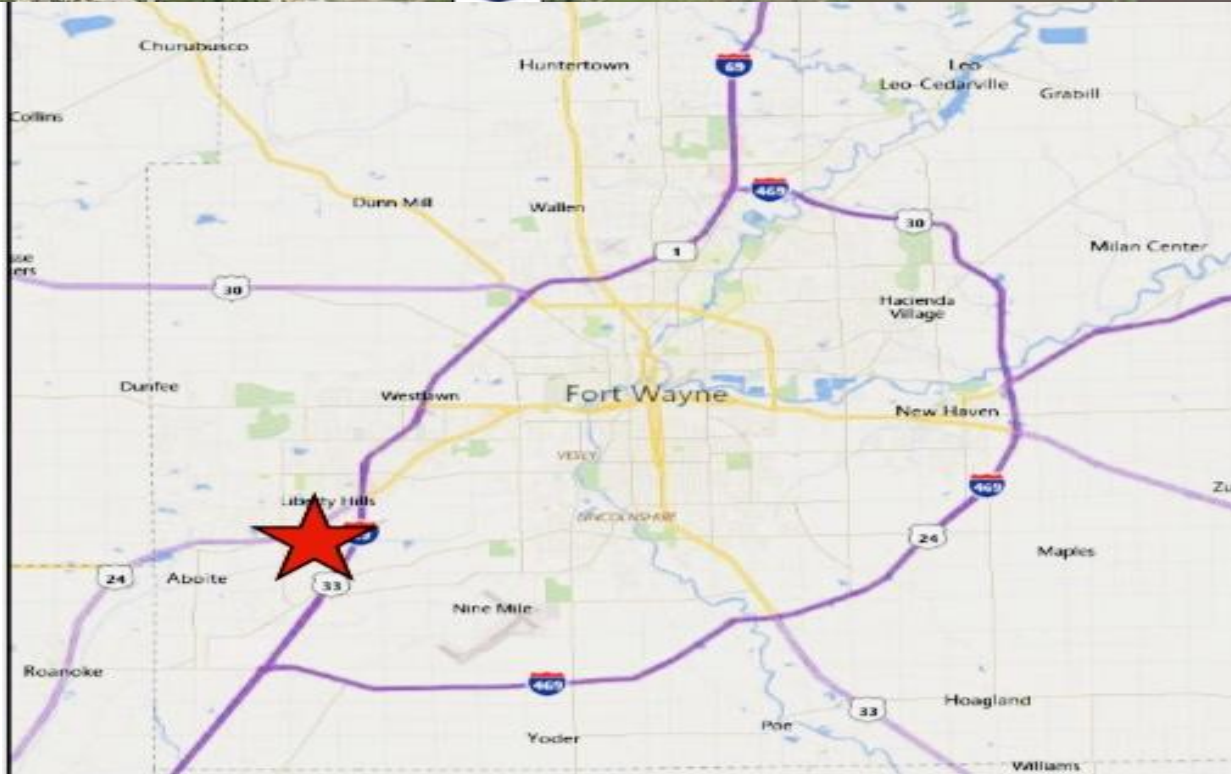
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