

**PRICE REDUCED  
TO \$100,000**

# Morgan Building

Available for Sale or Lease



## Property Highlights

- Medical Office Space
- Priced at \$100,000
- Dense Demographics
- Paved Parking Lot

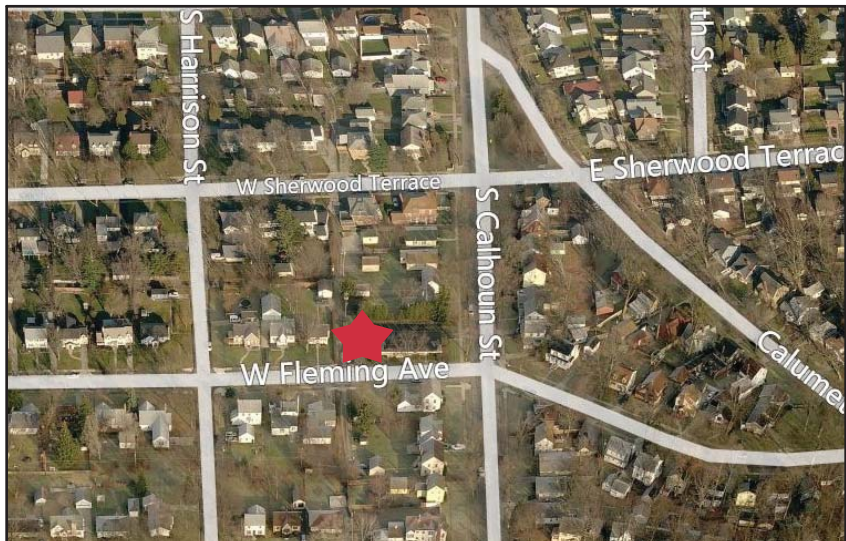
For more information:

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NAI Harding Dahm | Broker



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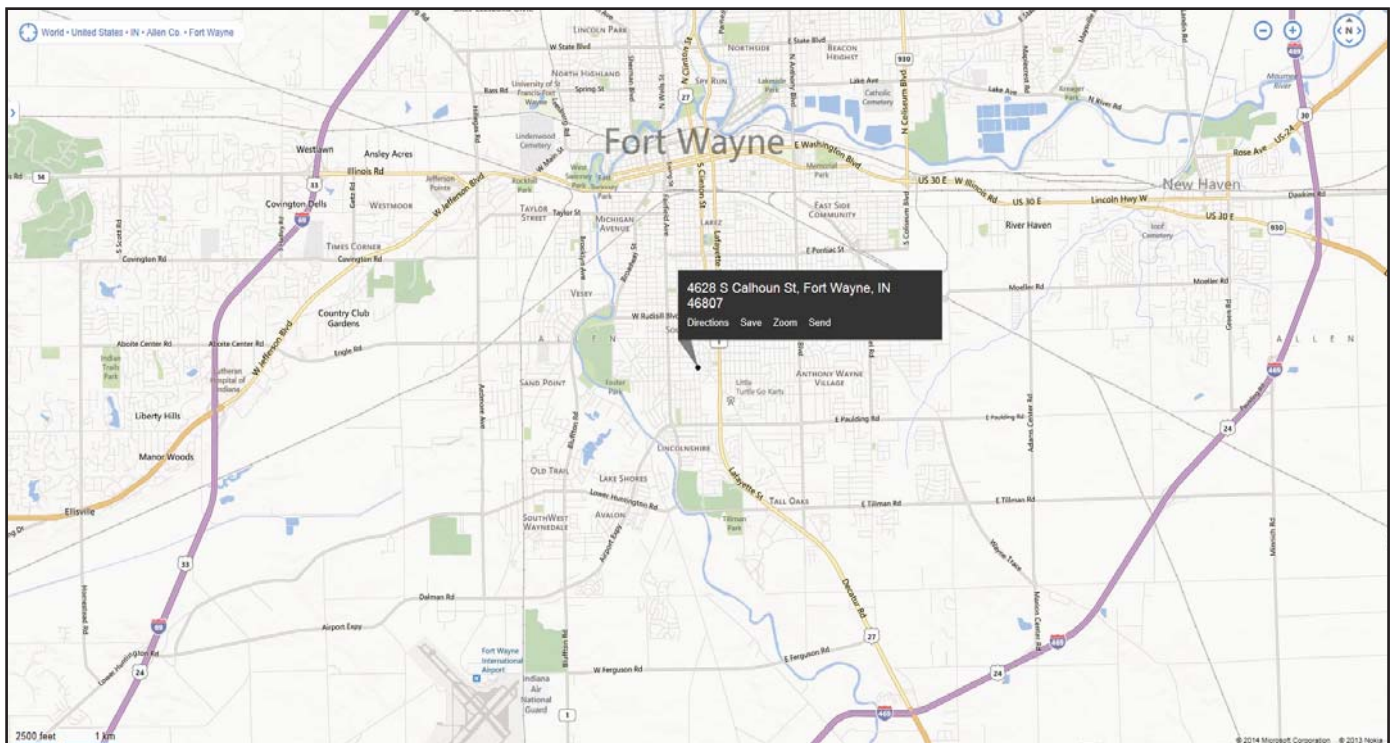
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## Property Information

Total Building Area 2,592 SF

Available Square Feet 2,592 SF

Brick Building on .29 Acres





## Office for Sale or Lease

Property Name **Morgan Building**  
Street Address 4628 Calhoun Street  
City/State Fort Wayne, IN  
Zip Code 46807  
City Limits Fort Wayne  
County Allen  
Township Wayne



### SALE & LEASE INFORMATION

Date Available Immediately  
Sale Price & Terms **REDUCED TO \$100,000.00**  
Lease Rate & Terms \$8.00/SF NNN

### STRUCTURAL DATA

Type of Construction Brick  
Roof Rubber Membrane

### BUILDING SIZE & AVAILABILITY

Total Building Area 2,592 SF  
Available Sq. Ft. 2,592

### MECHANICAL DATA

Sprinklers None  
Type of Heating System Gas Forced Air  
Type of Air Conditioning Central

### SITE DATA

Site Acreage .29 Acres  
Zoning R-1 with Variance

### TENANT OR LANDLORD EXPENSES

Utilities Tenant  
Lawn & Snow Tenant  
Real Estate Taxes Landlord Reimbursed by Tenant  
Building Insurance Landlord Reimbursed by Tenant  
Maintenance & Repairs Tenant  
Roof & Structure Landlord

### GENERAL DATA

Number of Stories One  
Condition Good  
Year Built 1962

### TRANSPORTATION

Nearest Highway/Interstate US 27  
Distance .2 Miles

### OPERATING COSTS

Electricity Source  
Annual Est. Cost  
Natural Gas Source  
Annual Est. Cost  
Water/Sewer  
Annual Est. Cost

Parking Lot Paved Asphalt  
Number of Spaces 10

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### 2013 DEMOGRAPHICS

Population	
1 Mile	16,460
3 Mile	83,778
5 Mile	138,165
Households	
1 Mile	5,954
3 Mile	31,906
5 Mile	55,124
Average Household Income	
1 Mile	\$46,309
3 Mile	\$39,371
5 Mile	\$42,247

### ADDITIONAL INFORMATION

- \* **PRICE REDUCED TO \$100,000 !**
- \* Medical Office Space
- \* Paved Parking Lot
- \* Dense Demographics

### PROPERTY TAXES

Key Number 02-12-23-253-013.000-074

#### Assessments:

Land	\$15,800
Improvements	\$67,700
Total	<u>\$83,500</u>

#### Annual Taxes

Tax Year 2013 payable 2014  
Taxes Per Sq. Ft. \$0.96

### FOR MORE INFORMATION

**Russell Jehl**

Broker

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