

SALE / LEASE

2135 Spy Run Ave

2135 SPY RUN AVE

Fort Wayne, IN 46805

PRESENTED BY:

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IAN STROUD

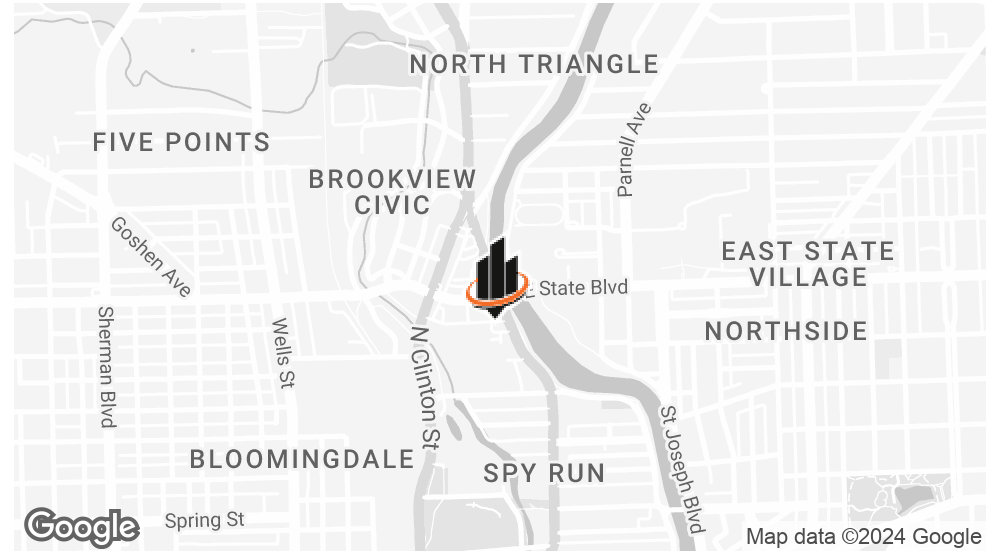
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IN #RB24000577



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$600,000
LEASE RATE:	\$12.00 SF/yr (Gross)
BUILDING SIZE:	7,680 SF
LOT SIZE:	0.51 Acres
YEAR BUILT:	1954
RENOVATED:	2006
ZONING:	I2

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PROPERTY OVERVIEW

Introducing a prime investment or owner-occupier opportunity at 2135 Spy Run Ave, Fort Wayne, IN. This 7,680 SF office building, originally constructed in 1954 and thoughtfully renovated in 2006, offers enduring quality and stability. Zoned I2, it caters to diverse office building investment opportunities, providing a substantial 7,680 SF of office space. Its prime location in Fort Wayne, a hub of commercial activity, makes it an ideal investment for those seeking a strategic position in a thriving market. Don't miss the chance to own a piece of Fort Wayne's commercial landscape.

PROPERTY HIGHLIGHTS

- - 7,680 SF office building with versatile space for lease
- - Renovated in 2006, offering modern amenities within a classic structure
- - Zoned I2, accommodating various office leasing needs
- - Two full kitchens, providing convenience for multiple tenants

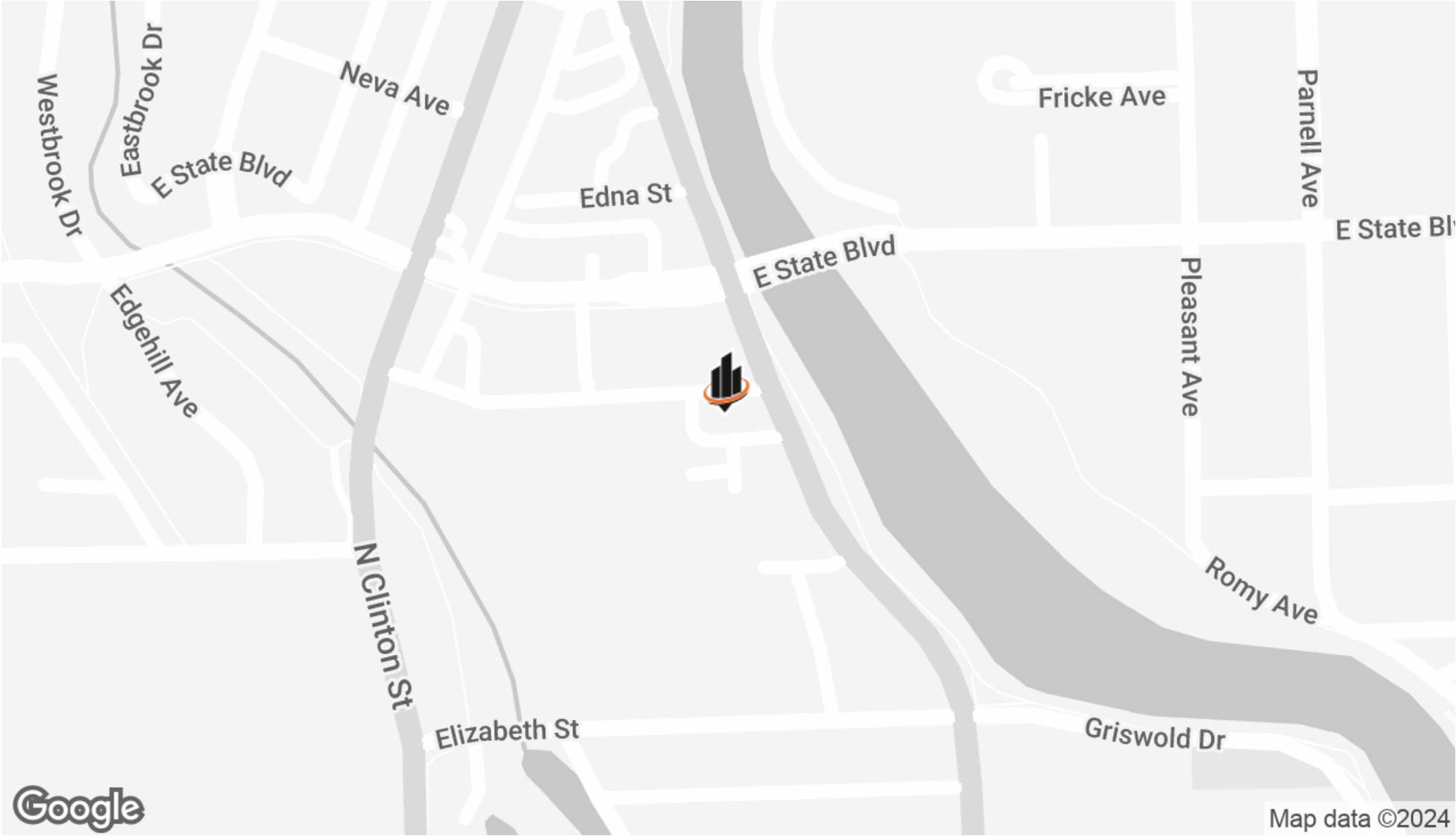
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

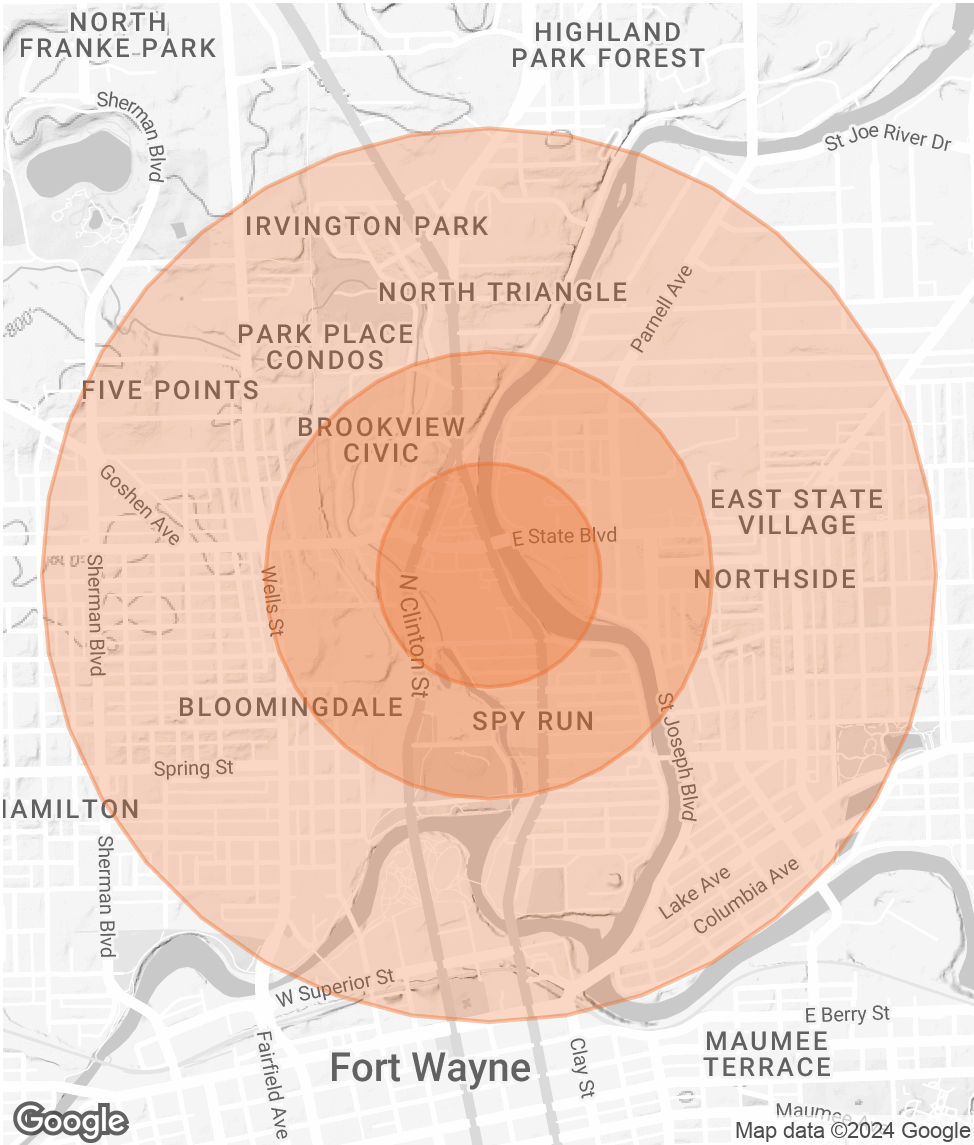
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	735	3,095	15,129
AVERAGE AGE	31.8	32.4	35.1
AVERAGE AGE (MALE)	34.3	33.0	36.0
AVERAGE AGE (FEMALE)	32.7	35.7	35.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	354	1,519	7,259
# OF PERSONS PER HH	2.1	2.0	2.1
AVERAGE HH INCOME	\$40,234	\$45,864	\$48,928
AVERAGE HOUSE VALUE	\$73,999	\$74,966	\$76,642

* Demographic data derived from 2020 ACS - US Census



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