



## Parnell Avenue Redevelopment

4111 Parnell Avenue  
Fort Wayne, IN 46805



## Redevelopment Opportunity Near Coliseum Boulevard

Redevelopment opportunity now available for sale at 4111 Parnell Avenue, across from the Allen County War Memorial Coliseum. The 2.03-acre property is zoned SC - Shopping Center, which permits a wide range of commercial uses including retail, restaurants, medical and professional offices, financial institutions, fitness facilities, personal services, entertainment venues, hospitality, and mixed commercial developments.

This 6,257 SF property is currently a fully equipped restaurant with large dining areas, a full-service bar, walk-in cooler, and additional storage space.

## Property Highlights

- ▶ Opportunity for redevelopment
- ▶ Zoned SC - Shopping Center
- ▶ 2.03 acres
- ▶ **FOR SALE: \$1,275,000**

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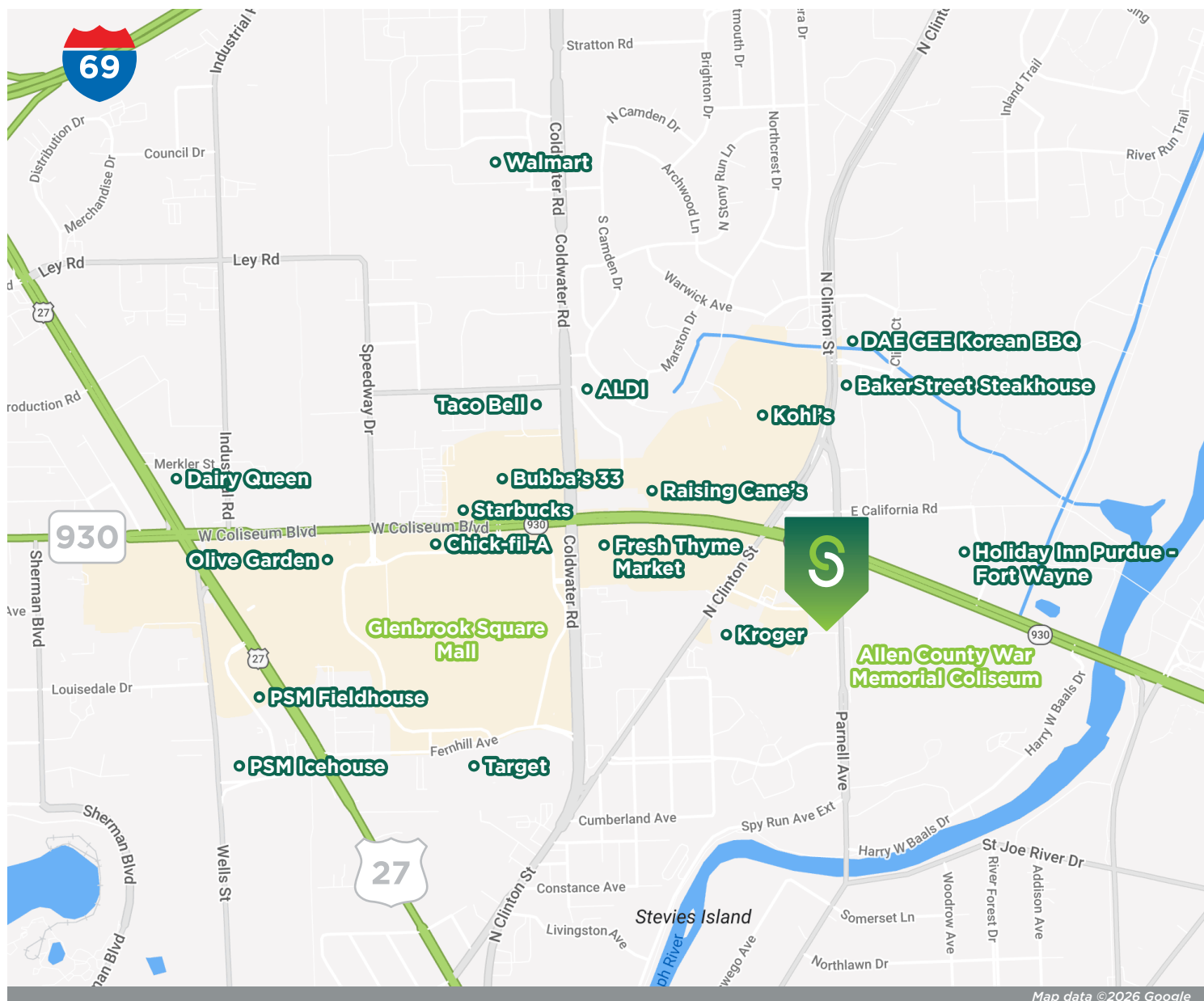
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### Excellent Location

4111 Parnell Avenue is located on the north side of Fort Wayne, south of Coliseum Blvd/SR 930, and west of the Allen County War Memorial Coliseum. The property benefits from excellent connectivity to all of Fort Wayne's major thoroughfares, including US 27 and I-69 to the northwest. It is on the eastern side of one of Fort Wayne's busiest commercial corridors, near many national retailers, restaurants, hotels, and major employers, and the Memorial Coliseum provides consistent traffic from year-round events and entertainment.

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### Aerial View



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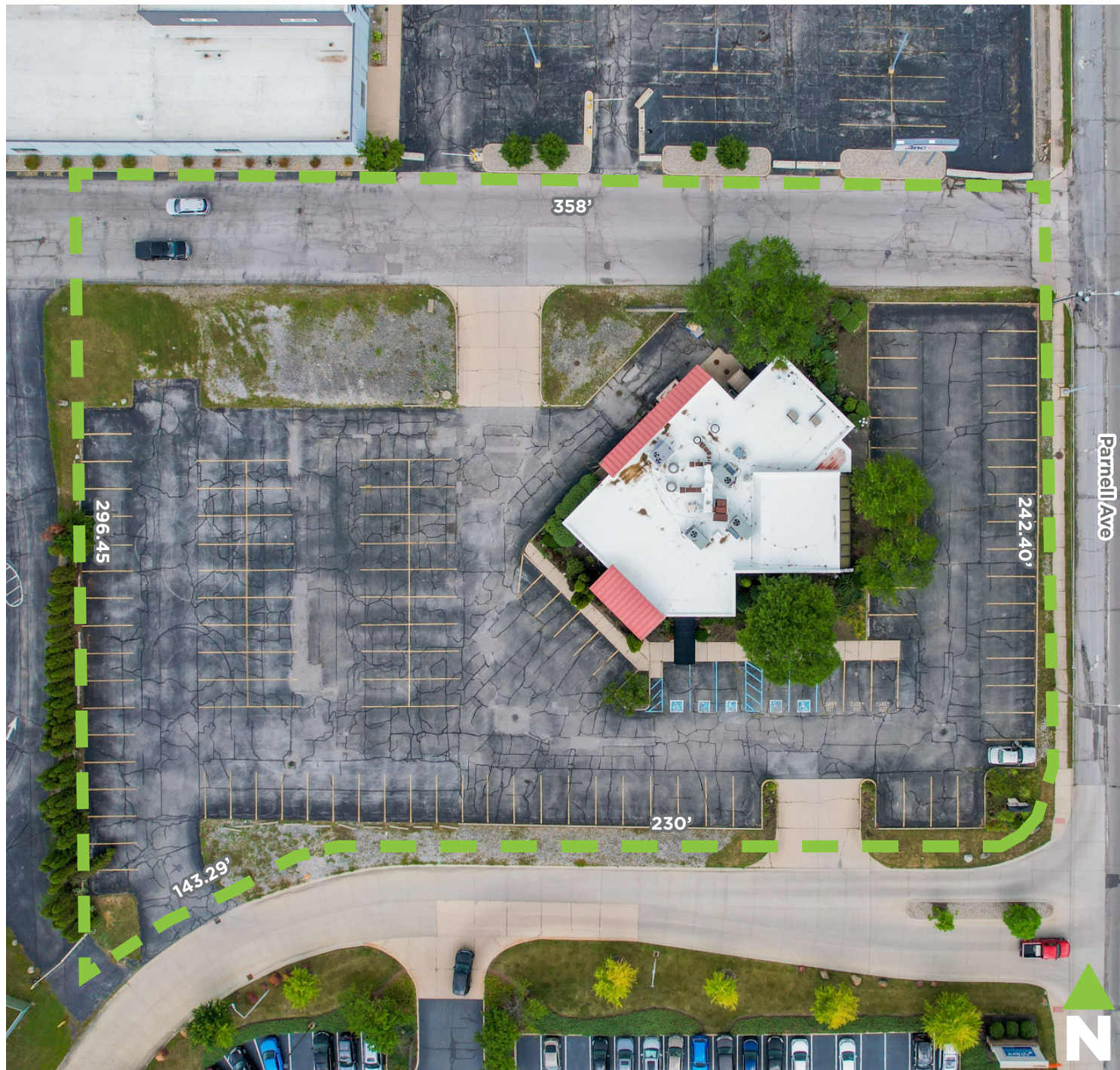
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### Site Plan - 2.03 AC



Site plan dimensions are estimated. Contact broker for details.

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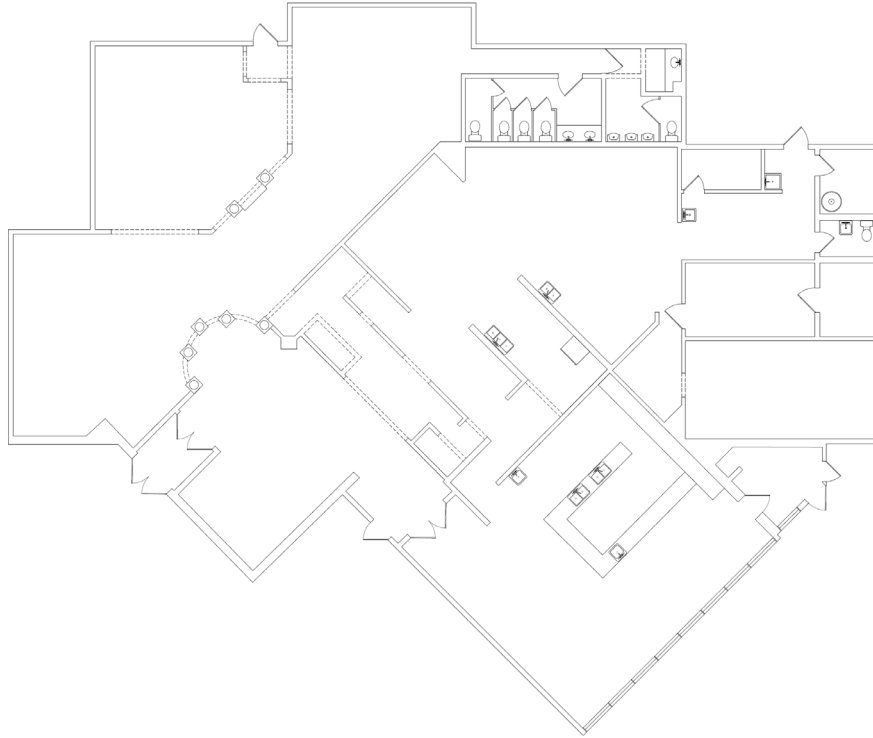
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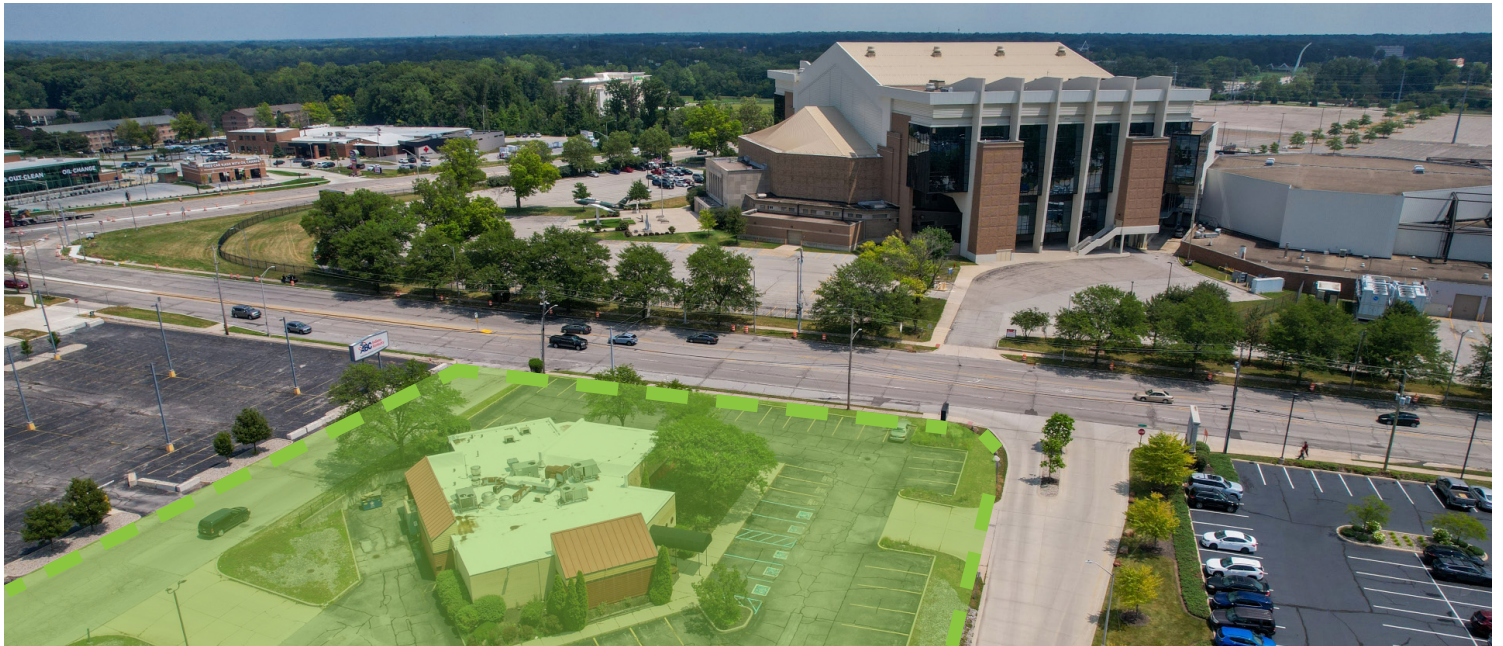
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**Available - 6,257 SF**



*Floor plan may not be to scale. Contact broker for detailed floor plan.*



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### Additional Photos



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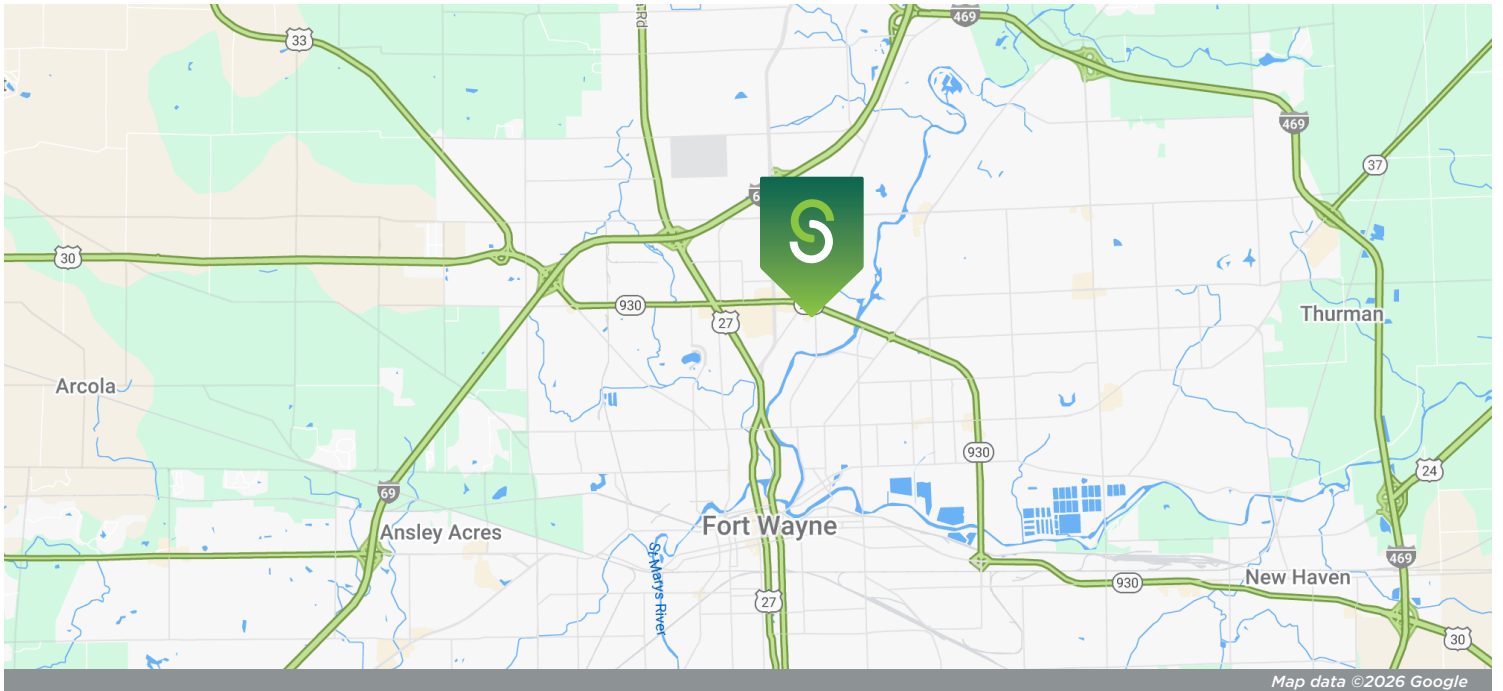
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### PROPERTY INFORMATION

|                       |                          |
|-----------------------|--------------------------|
| Address               | 4111 Parnell Ave         |
| City, State, Zip      | Fort Wayne, IN 46805     |
| County                | Allen                    |
| Township              | Washington               |
| Parcel Number         | 02-07-25-128-011.000-073 |
| 2025 Tax/Payable 2026 | \$8,351.99               |



### SALE INFORMATION

|       |               |
|-------|---------------|
| Price | \$1,275,000   |
| Terms | Cash at close |

### SITE DATA

|                      |                                                |
|----------------------|------------------------------------------------|
| Site Acreage         | 2.03 AC                                        |
| Zoning & Description | SC - Shopping Center                           |
| Nearest Interstate   | I-69, 1.8 miles                                |
| Traffic Count        | 12,588 - Parnell Ave<br>45,495 - Coliseum Blvd |

### UTILITIES

|                        |                    |
|------------------------|--------------------|
| Electric Provider      | AEP                |
| Natural Gas Provider   | NIPSCO             |
| Water & Sewer Provider | City of Fort Wayne |

### BUILDING INFORMATION

|                   |                    |
|-------------------|--------------------|
| Property Type     | Retail/commercial  |
| Total Area SF     | 6,257 SF           |
| Vacant SF         | 6,257 SF           |
| Occupancy Rate    | 0%                 |
| Year Built        | 1981               |
| # of Stories      | 1                  |
| Construction Type | Brick wrap         |
| Roof              | Membrane           |
| Heating           | RTU                |
| A/C               | RTU                |
| Sprinkler         | Yes                |
| Signage           | Building, monument |

### ADDITIONAL INFORMATION

- Opportunity for redevelopment
- 2.03 AC with SC zoning
- Adjacent to Allen County War Memorial Coliseum

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