



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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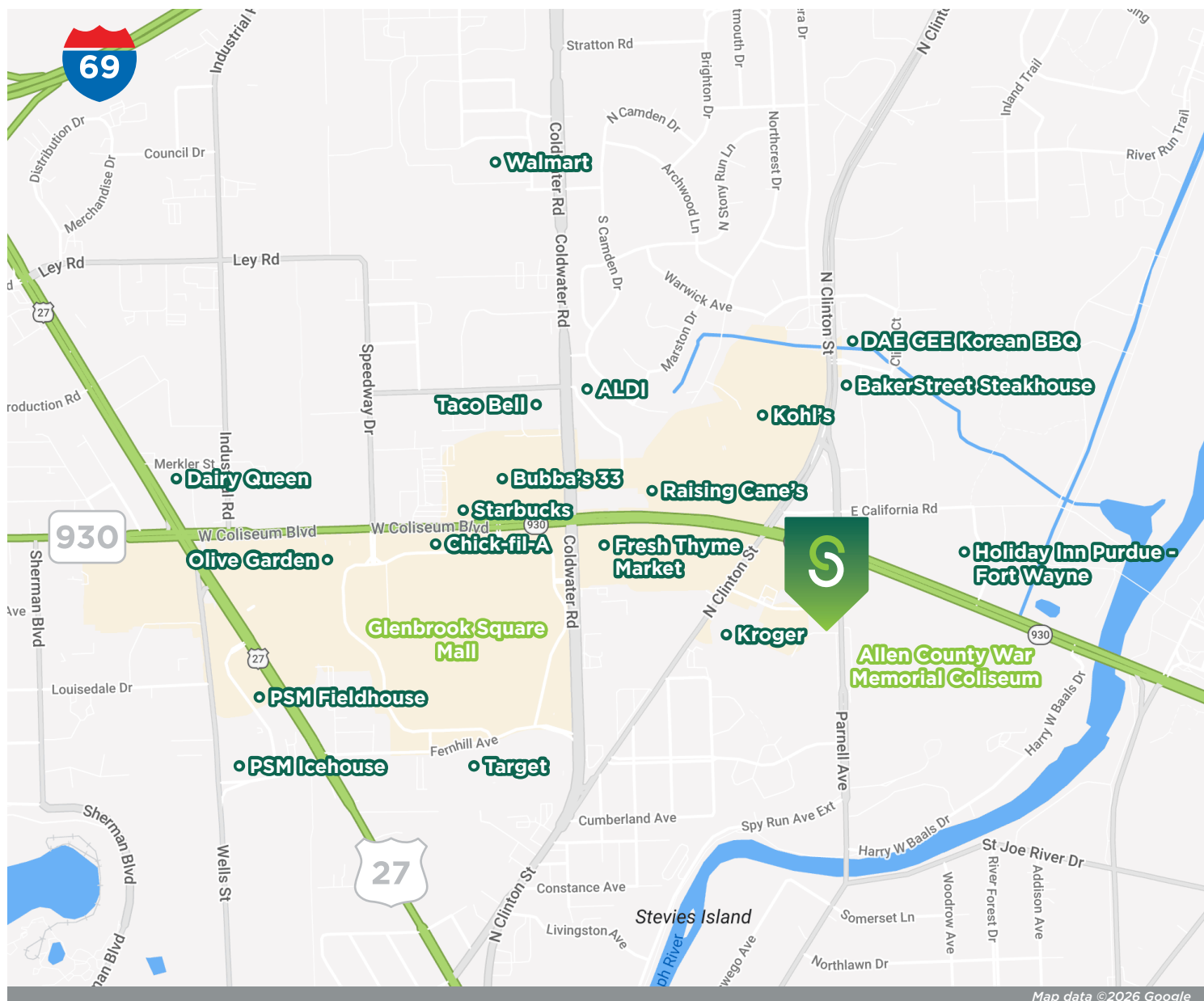
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Map data ©2026 Google

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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Site Plan - 2.03 AC



Site plan dimensions are estimated. Contact broker for details.

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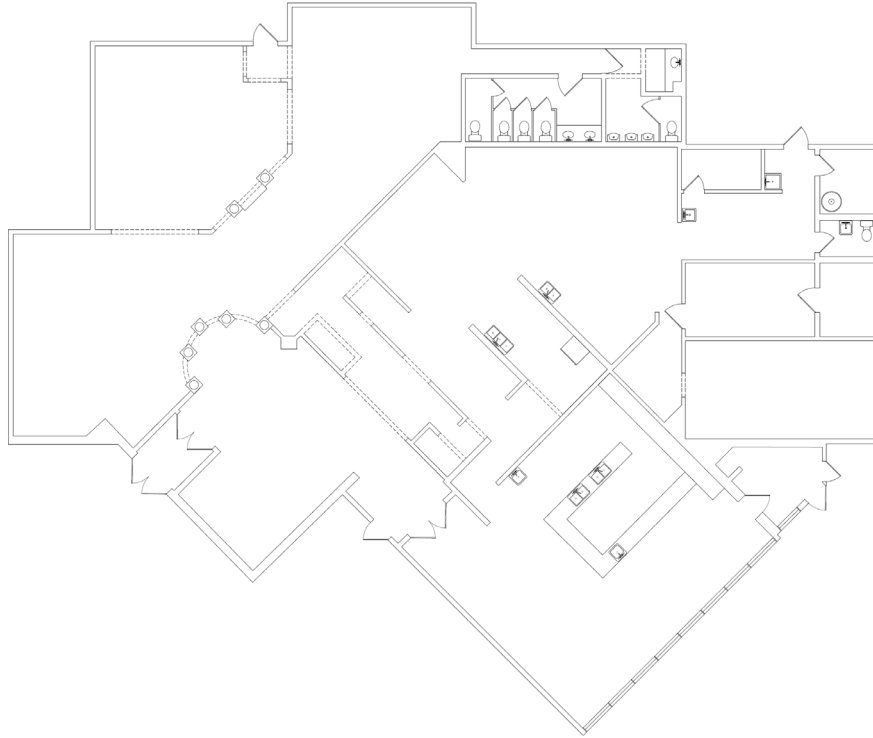
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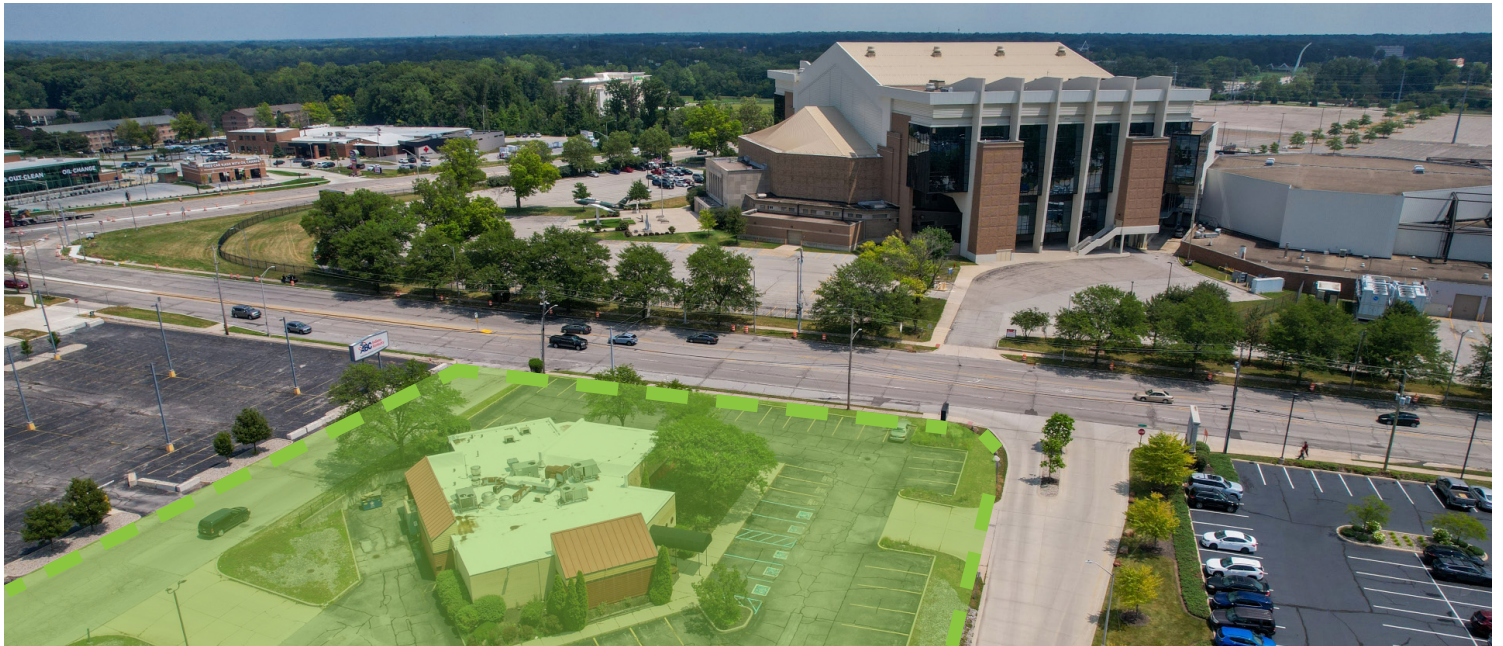
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Available - 6,257 SF



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



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Additional Photos



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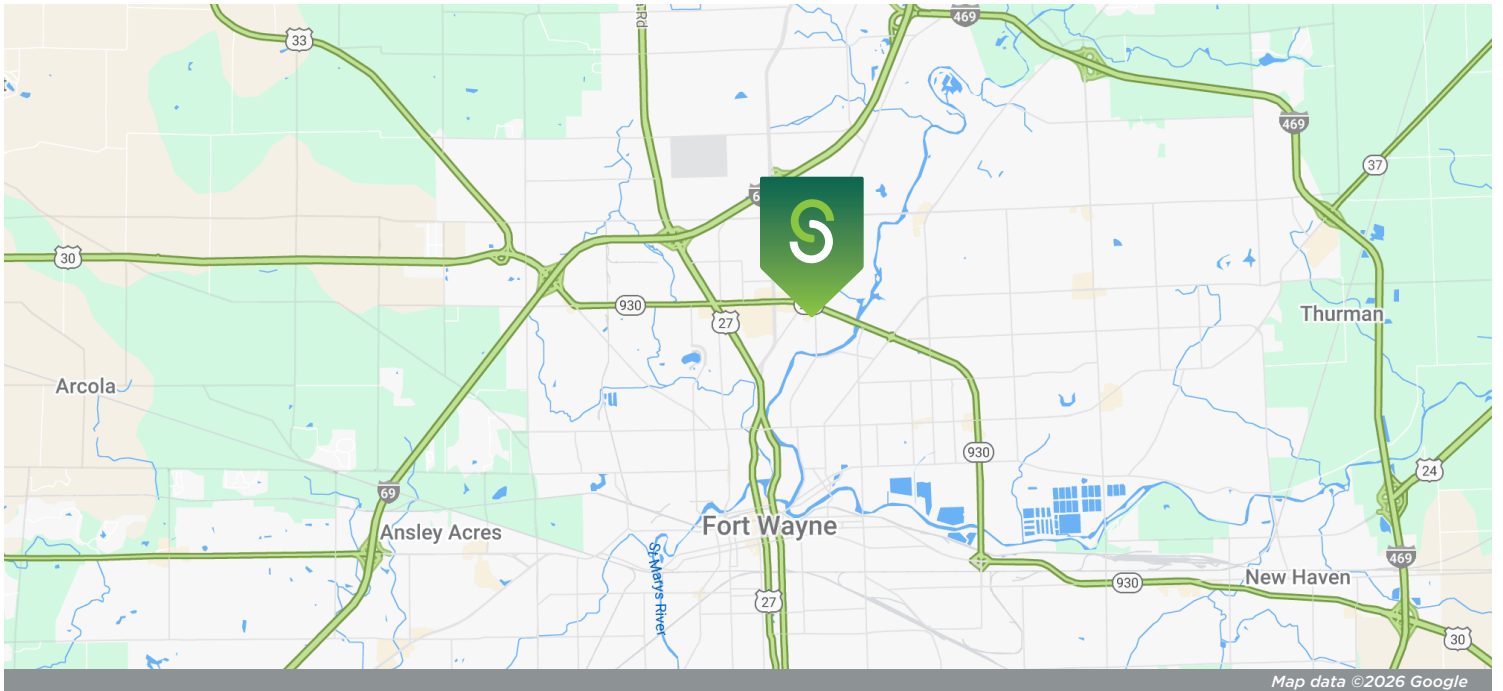
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PROPERTY INFORMATION

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 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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