



## Anthony Blvd. Redevelopment

5717 S. Anthony Blvd.  
Fort Wayne, Indiana 46806



### Prime Redevelopment

- Multifamily Redevelopment Opportunity
  - › 30,058 SF on 4.60 AC
  - › 26,022 SF - Mail Level
  - › 4,036 SF - Basement
- Great visibility on South Anthony Boulevard
- Former Medical Office with covered pick up/drop off area
- Zoning RP, Planned Residential
- Neighbors include Walgreens, CVS, and O'Reilly Auto Parts, and near Southtown Crossing anchored with Walmart and Menards
- Only 1 mile to US 27 and 9 miles to I-69

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#### ANDREW ECKERT

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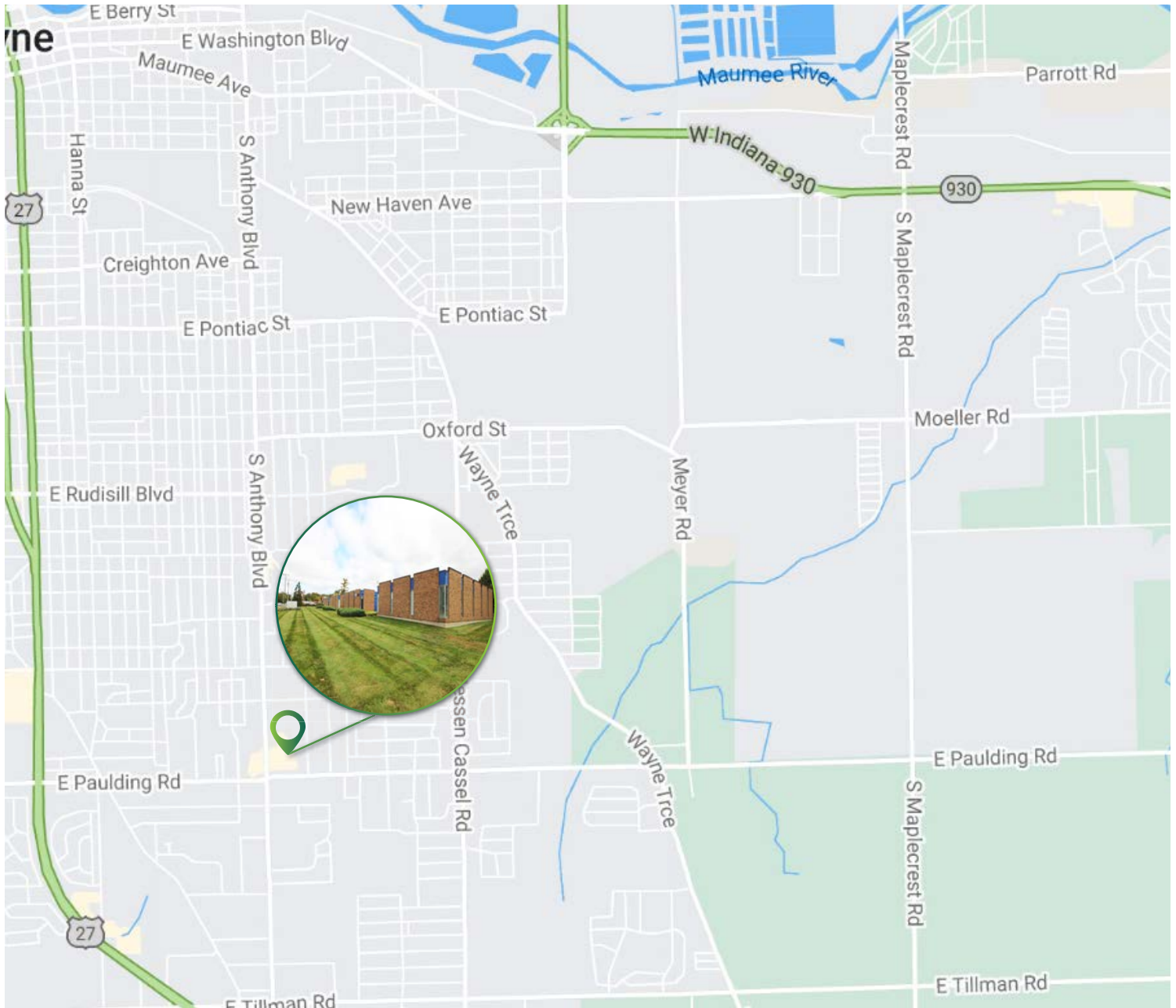
#### ANGIE DAVIS

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### Excellent Location

The Anthony Blvd Redevelopment building is a former medical office with 30,019 SF on 4.6 AC primed for redevelopment. There is a large reception area that splits off into different wings with wide hallways. Its strategic location lies close to multiple retailers and private/public schools. This could be a great opportunity for multifamily redevelopment.

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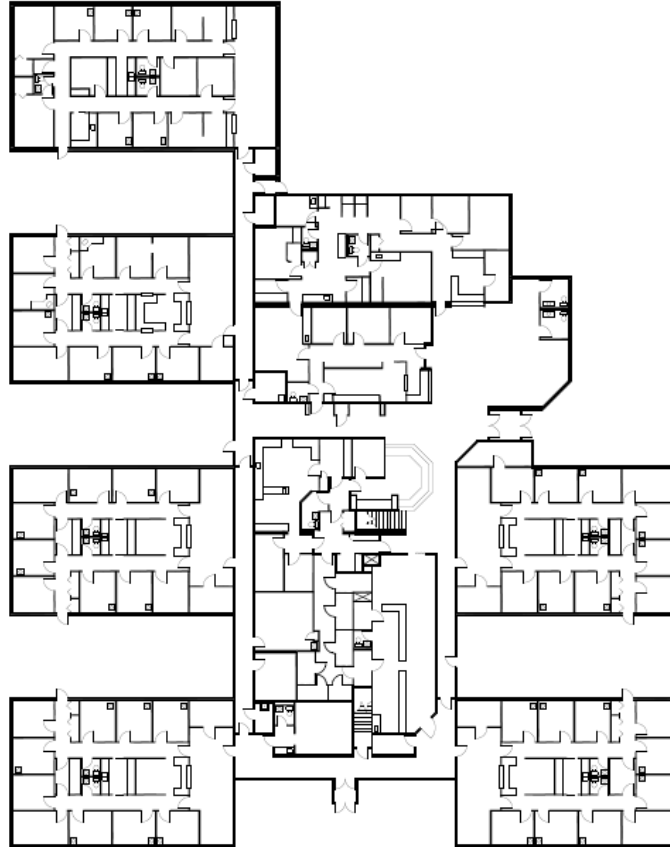
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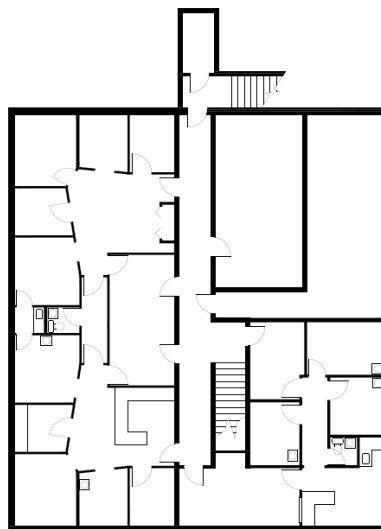
## Floor Plans: 30,058 SF

Contact Broker for Detailed Floor Plan

### Floor 1 - 26,022 SF



### Basement - 4,036 SF



Floor Plans: Not To Scale

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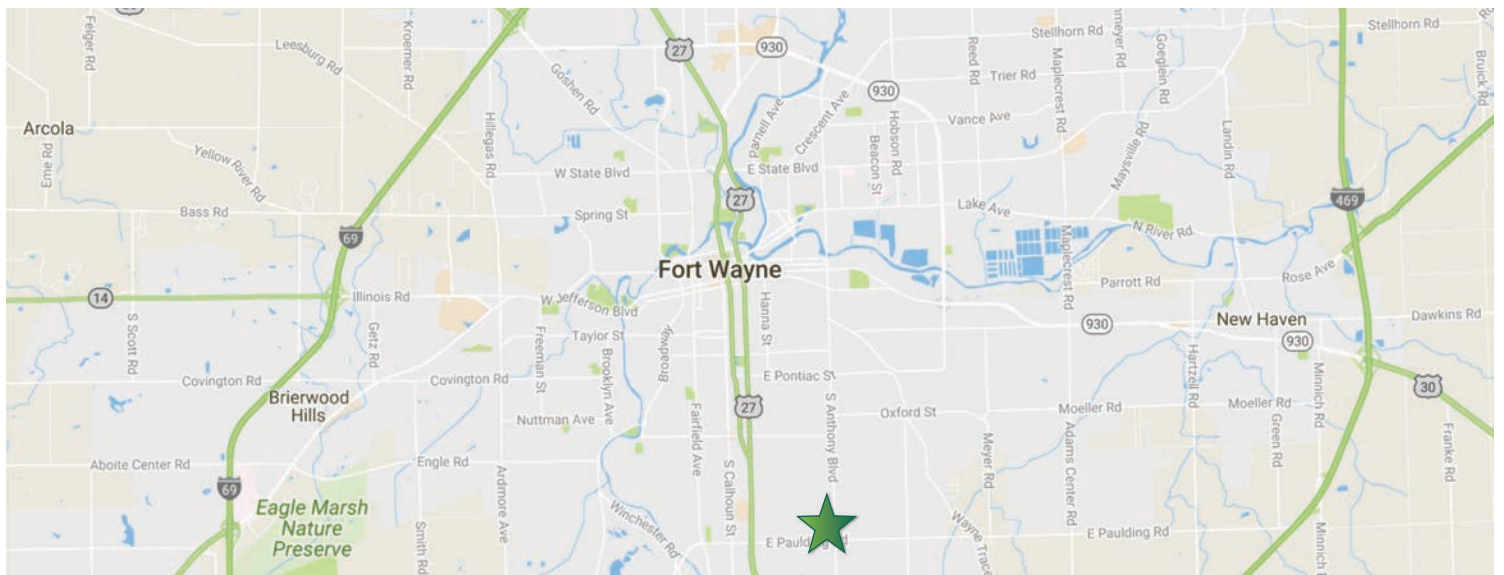
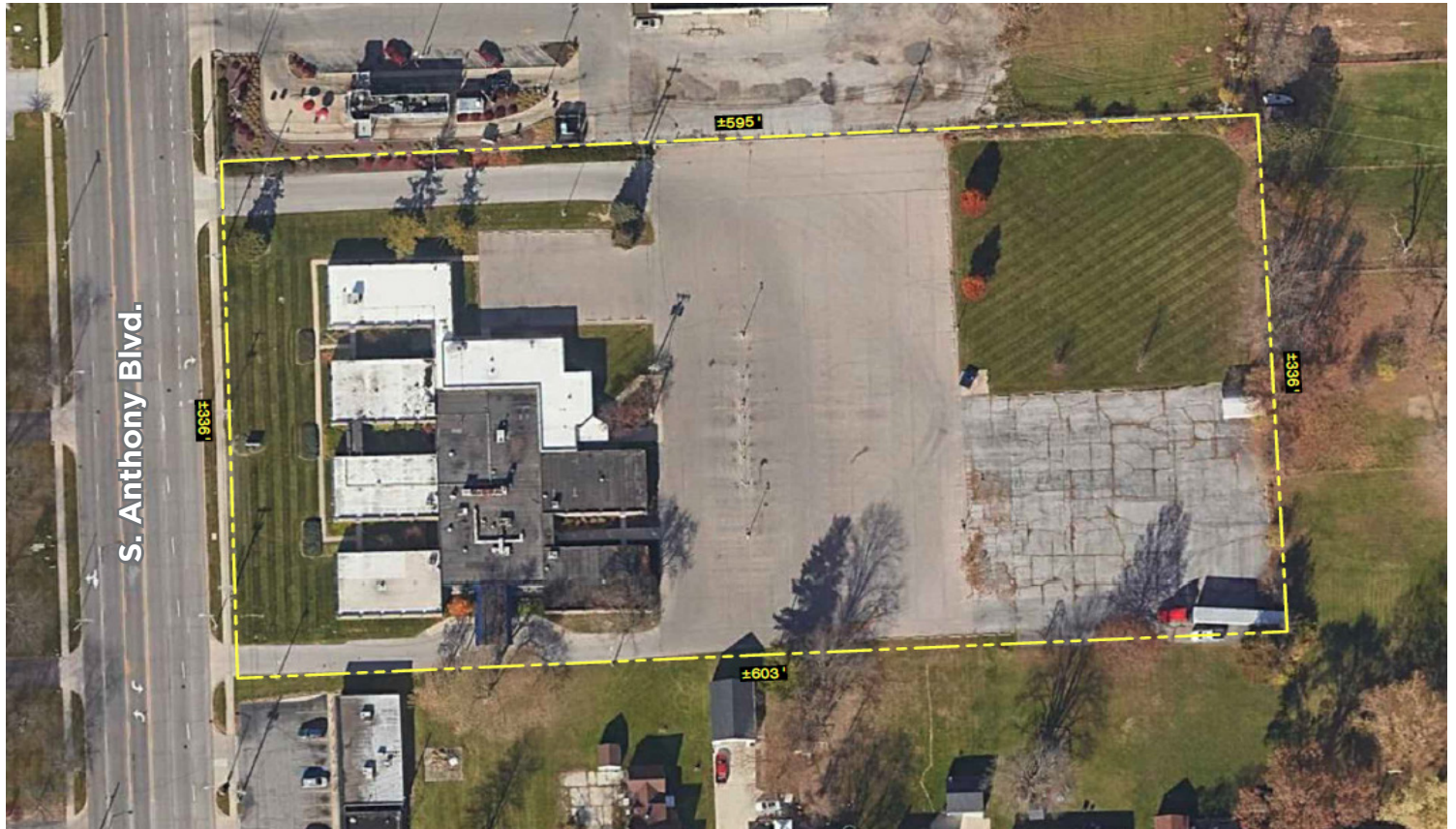
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# OFFICE FOR SALE

Property Name Anthony Blvd. Redevelopment  
Address 5717 S. Anthony Blvd.  
City, State, Zip Fort Wayne, IN 46806  
County Adams  
Township Wayne  
Parcel No. 02-13-19-351-008.000-070  
2021 Tax/Payable 2022 \$28,360.00



## BUILDING INFORMATION

Property Type Office/Redevelopment  
Total Area SF 30,058 SF  
Vacant SF 30,058 SF  
Occupancy Rate Vacant  
Year Built 1964  
No. of Stories One w/ Lower Level  
Construction Type Steel Frame  
Roof Flat  
Heating Package  
A/C Package  
Sprinklered No  
Restrooms Multiple

## SALE INFORMATION

Price \$750,000.00  
Terms Cash At Closing

## SITE DATA

Site Acreage 4.60 AC  
Zoning & Description RP, Planned Residential  
Parking Description Paved  
Parking count/ratio 242  
Nearest Interstate 9 miles to I-69

## ADDITIONAL INFORMATION

- Prime for Multifamily Conversion  
- Zoned RP, Planned Residential

## CONTACT US

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## BROKERAGE TEAM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



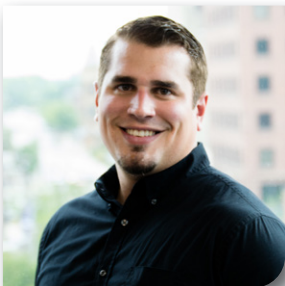
**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Philip Hagee**  
Listing Manager



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker

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