

525 & 527 W Jefferson Blvd Fort Wayne, IN 46802



Highly Visible Site in Fort Wayne's Gateway District

Discover a piece of historic downtown Fort Wayne! These two large historic buildings are located on West Jefferson Boulevard, one of Fort Wayne's major thoroughfares. The property also boasts an oversized garage and a vacated alleyway on over 0.7 acres of land. The site has fantastic access with two curb cuts on West Jefferson Boulevard and Fulton Street, so it is perfect for a business looking for excellent visibility and location. The price has been recently improved by our motivated seller.

Property Highlights

- Over 19,000 VPD
- Opportunity to capitalize on entertainment and employment surrounding the site
- Currently holds two residential-style office buildings with garage/storage building
- **FOR SALE: \$975,000**

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Nearby Attractions and Developments

- 1. Electric Works
- 2. Lutheran Hospital Downtown
- **3.** University of Saint Francis
- **4.** Cityscape Flats
- **5.** Allen County Public Library
- 6. Harrison Square
- 7. Parkview Field
- 8. Embassy Theatre

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- 9. Botanical Conservatory
- **10.** Grand Wayne Convention Center
- 11. Firefighters Museum
- **12.** Fort Wayne Visitors Center
- 13. Lincoln Tower
- 14. Allen County Courthouse
- **15.** The Bradley Hotel
- 16. The Landing

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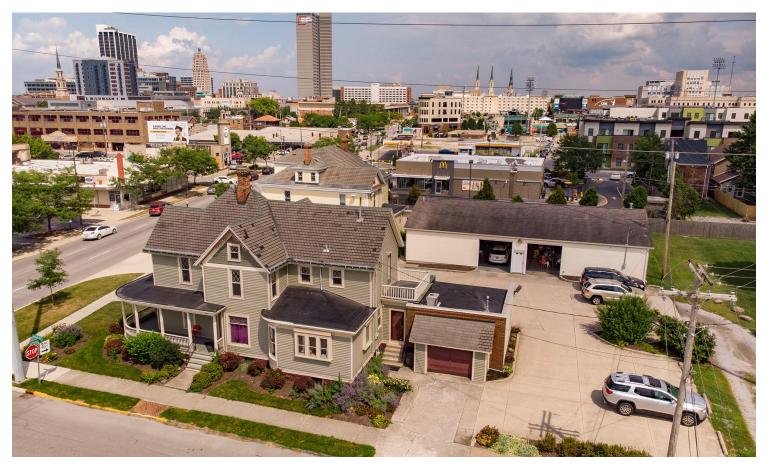
- 17. Promenade Park
- 18. The Riverfront
- **19.** Headwaters Park & Ice Rink
- 20. Historic Old Fort Wayne
- 21. Freimann Square
- **22.** Arts United Center
- 23. Fort Wayne Museum of Art
- 24. The History Center



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Excellent Location

This property is ideally situation on West Jefferson Boulevard, the main western gateway into downtown Fort Wayne. Over 19,000 vehicles travel this roadway every day. Everything downtown Fort Wayne has to offer is within walking distance, including Parkview Field, Electric Works, Grand Wayne Convention Center, and much more!







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PROPERTY INFORMATION	
Address	525 & 527 W Jefferson Blvd
City, State, Zip	Fort Wayne, IN 46802
County	Allen
Township	Wayne
Parcel Number	02-12-11-129-001.000-074

SALE INFORMATION	
Price	\$975,000
Terms	Cash at close

SITE DATA	
Site Acreage	0.71 AC
Zoning & Description	DE - Downtown Edge
Traffic Count	19,000 VPD

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

	AREA SF
Building 1	3,576 SF
Building 2	4,101 SF
Garage	2,800 SF
Total	7,677 SF

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BUILDING INFORMATION	
Property Type	Office/Retail
Year Built	1900
# of Stories	2
Construction Type	Wood joist
Roof	Shingle
Heating	Central
A/C	Central

	ADDITIONAL INFORMATION
•	0.71 AC for sale on W Jefferson Blvd - Fort Wayne's
	main western gateway

- Currently developed with two (2) residential-style office buildings and garage/storage building
- Two (2) curb cuts and over 19,000 VPD, providing excellent access and visibility
- 162' frontage on W Jefferson Blvd
- Located in downtown Fort Wayne; this site allows the developer the opportunity to capitalize on surrounding entertainment and employment base

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As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.





With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

We look forward to having you in Fort Wayne!





Barry Sturges, CPM[®] Chief Executive Officer



Brad Sturges President



John Caffray VP of Brokerage



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MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

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