

## Property for Sale

### Location:

Street Address: 612 East Pettit

City/State: Fort Wayne, Indiana

County: Allen

### Property Information:

Lot 1: Property Size: Frontage: 135 Depth: 120 Acres: .37

Building: Yes  No

Size of Building: 300 Sq. Ft.

Zoned: Commercial

Environmental Status: Fully Remediated - NFA received 04/19/2013

### Access to:

City Water: Yes  No  Sewer: Yes  No  Gas: Yes  No  Electricity: Yes  No

Market Area: This site is located in a residential area with light commercial businesses nearby.

Adjoining Owners/Uses: North – Residential; South – Animal Shelter; East – Utility; West – Residential

### ASKING PRICE:

Lot 1: (.37 Acres): \$135,000.00

Additional Property Detail: Great visibility situated at intersection with traffic signal. Building on property is in fair condition, with a newly replaced roof.

**PROXIMITY MAP**



**PROPERTY DIAGRAM**



**PHOTOS OF PROPERTY**



Information deemed to be correct – accuracy not warranted