



Real Estate Services

# For Sale or Lease: 6413 North Clinton Street Fort Wayne, Indiana 46825

Floor Plan



## Property Information:

**Total Building Area:** 20,340 SF

**Number of Floors:** 1

**Year Built:** 1998, expanded in 2006

**County / Township:** Allen / Washington

**Parcel Size:** 4.855 Acres

**Zoning:** C1, Professional office and personal services district

**Parking:** 251 Spaces (12.34 / 1000 SF)

**Utilities:** American Electric Power / NIPSCO / City of Fort Wayne

**Annual Real Estate Taxes:** \$45,910 (\$2.26 / SF)

## Parcel No:

02-07-13-430-002.000-073

49-09-18-101-017.000-700