

For Sale

1.06-Acres Land / Near Coldwater & Dupont Rds



10110 Coldwater Rd

Fort Wayne, IN, 46825

Property Summary

- Rare 1.06-acre commercial infill development opportunity in a mature, highly desirable area where commercially zoned land is in exceptionally limited supply
- C1 Zoning accommodates a variety of office, medical, and service-oriented uses
- Strategically positioned in one of Fort Wayne's premier retail corridors with immediate access to Coldwater Rd, Dupont Rd, I-69, and highways IN-1, IN-3 & US-33
- Adjacent to Woodland Plaza, Pine Valley, Dupont, and Kroger Shopping Centers, among others
- Number of residential building permits issued in area – nothing but growth

Sale Price	\$230,000
Lot Size	1.06 Acres
Zoning	C1

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Property Details

10110 Coldwater Rd, Fort Wayne, IN 46825

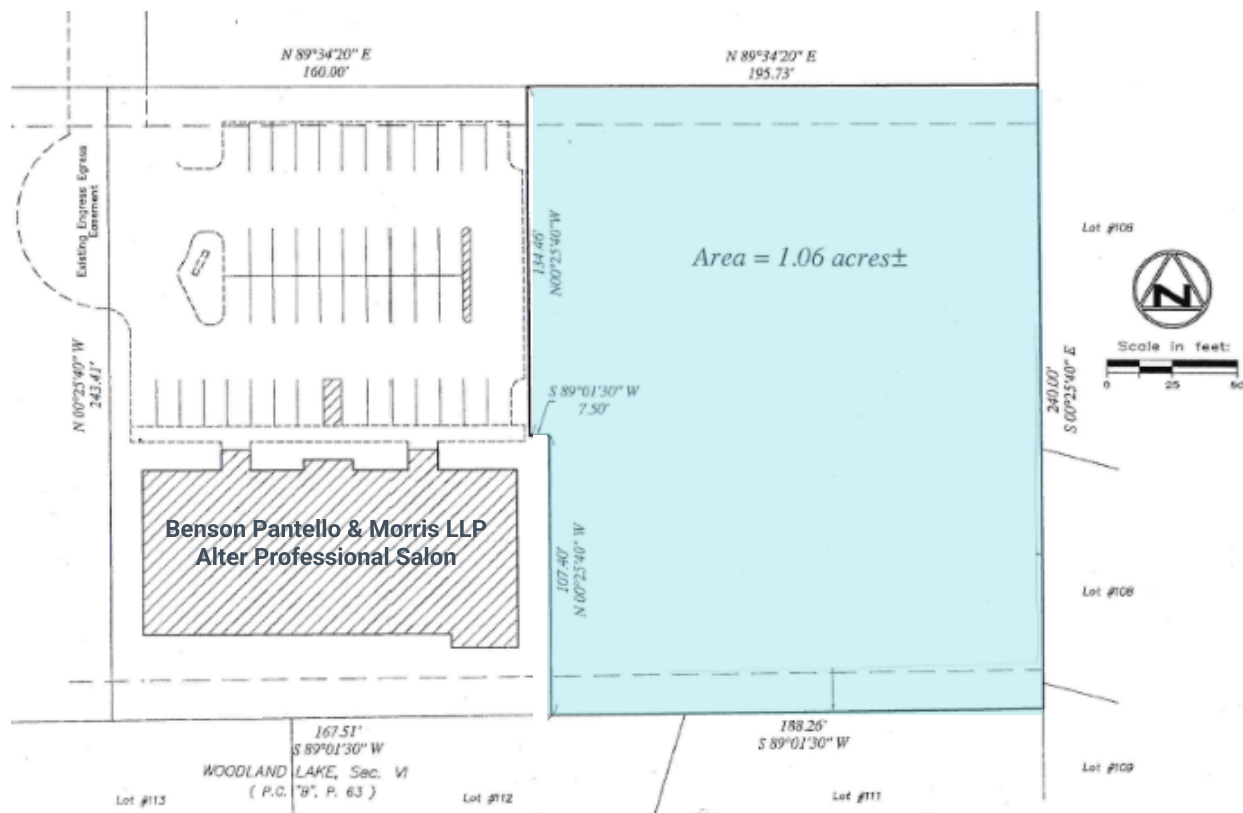
Property Information

Address	10110 Coldwater Rd, Fort Wayne, IN 46825 <i>A Woodland Plaza Cove address will be assigned to this location at the time of sale</i>
County	Allen County
Zoning	C1
Parcel ID	(A portion of) 02-07-01-129-015.000-073
Lot Size	1.06 Acres
2025 Taxes	(A portion of) \$4,403.88
Access	Woodland Plaza Run to Woodland Plaza Cove via easement through parking lot

Utilities

Utilities Location	Utilities to site Off-site retention
Gas Supplier	NIPSCO
Water / Sewer Supplier	Public
Electric Supplier	AEP

Woodland Plaza



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An aerial map of a commercial area with various business location pins. The map shows a network of roads including Mill Lake Rd, E Dupont Rd, Coldwater Rd, and Calverton Pass. Numerous business logos are overlaid on the map, such as Walgreens, Kroger, Wendy's, CVS, PNC, McDonald's, and Subway. A specific green-shaded area is highlighted near the intersection of Coldwater Rd and Calverton Pass, with a line pointing to it from the text "Pine Valley Veterinary Clinic".

Area Map

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