

Listings 06/02/2026

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Property	COMMERCIAL		Statu	Active	CDO	136	DOM	136	Auctio	No	
MLS	202601864	6452 Saint Joe Center Road	Fort Wayne		IN	46835	Stat	Active	L	\$1,095,000	
	Are		Allen County		Parcel ID		02-08-22-101-009.000-072		Typ		Mixed Use
	Cross Street						Ag		1		
	REO		N		Short Sale		No				
	Legal				5 Parcels, Side by Side along St. Joe Center Road						
	Direction				From Hwy 69, head south on Coldwater Rd. Turn east on Washington Center Rd. Continue east						
Inside City		Y	City	C2	County	Zoning					

Remarks 2 Lots on the East End were Sold/Pending. 5 Adjoining lots remain & are an Exceptional Investment Opportunity for Commercial Development comprising of 5 Lots Zoned Commercial on the Highly Visible & Busy, St. Joe. Center Road! This property consists of 5 Commercially Zoned Lots that offer Immense Potential for Commercial Development! Located on a highly visible, busy road, averaging over 15k Vehicles a day, this Prime location ensures maximum exposure for any future business ventures. With commercial zoning in place, the property is perfectly positioned for a variety of development scenarios, making it an ideal choice for savvy investors looking to capitalize on the bustling activity of the area. Don't miss your chance to transform these lots into a thriving commercial, income

Agent Remarks 2 Lots on the East End were Sold/Pending. 5 Adjoining lots remain Great Opportunity, to Clear Out & Develop! Motivated Seller! This price & tax information is for all 5 parcels - See Info Packet in Docs

Se	L	Townshi	St Joe			Lot	4.8500 / 215,250	410x525	Sr		
Year	1900	Ag	126	Ne	No	Years	Exterio	Aluminum,	Foundatio	Crawl	
Const	Needs Developed					Total #	5	Stories	1.0	Total	5
Bldg #1 Total Above Gd				9,000		Total Below Gd	0	Story	1	Finished Office	0
Bldg #2 Total Above Gd						Total Below Gd		Story		Finished Office	
Bldg #3 Total Above Gd						Total Below Gd		Story		Finished Office	
Location						Fire	City			Fire	No
Bldg Height						Roof Material	Asphalt			Int Height	10'
Interior	Drywall					Ceiling Height	8			Column	na
Flooring	Carpet, Mixed					Parking	Garage, Gravel			Water	City
Road	City					Equipment	No			Well Type	
Currently Lsd	No					Enterprise	No			Sewer	City
										Fuel /	Forced Air
SALE INCLUDES	Land									Heating	
SPECIAL FEATURES	Other									Cooling	Window
PROPERTY USE	Investment Property, Vacant-Best for Owner/Usr									Burglar	No
										Channel	
										Water Frtg	
Water						Water				Lake Type	

SALE INCLUDES Land

SPECIAL FEATURES Other

PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water			Lake Type		
Water Features					
Auctio	No	Auctioneer Name	Auctioneer License #		
Occupancy		Owner			
Financin	Existing	Proposed	Excluded None		
Annual	\$12,32	Exemption	Year Taxes Payable	202	Assessed Value
Is Owner/Seller a Real Estate Licensee		No	Possessio	at closing	
List	Metzger Property Services, LLC - Off: 260-982-0238		List Agent	Timothy Pitts - Cell: 317-714-0432	
Agent ID	RB21001581	Agent	tpitts5467@hotmail.com		
Co-List		Co-List Agent			
Showing Instr					
List Date	1/17/202	Exp Date	7/17/202	Publish to	Yes
Show Addr to	Yes	Allow AVM	Y	Show	Yes
IDX	Y	Contract Type	Exclusive Right to Sell	Special Listing	None
Seller Concessions Offer		Seller Concession			
Virtual	Unbranded Virtual Tour				
Pending	Closing		Selling	How	CDO 136
Total Concessions		Sold/Concession			
Sell	Sell				
Co-Sell		Co-Selling			
Presented	Chad Metzger - Cell: 260-982-9050		/	Metzger Property Services, LLC - Off: 260-982-0238	

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