

FOR SALE OR LEASE

FREE-STANDING RETAIL PROPERTY



1701 EAST CENTER STREET, WARSAW, IN 46580

FEATURES

- 23,869 SF free-standing retail building available
- Former Ace Hardware store
- Building can be subdivided as necessary to accommodate multiple tenants
- Includes 34' x 72' steel greenhouse with a temperature-controlled automatic roof vent
- Located on a 1.79 acre lot with 170' of frontage on Center Street, near downtown Warsaw
- 1 mile west of US 30; 1 mile east of State Road 15
- 70+ parking spaces
- 1 dock
- C-2 (general business) zoning
- Public sewer and water utilities

PRICE REDUCTION

FOR SALE **\$1,265,000** **\$1,190,000**

FOR LEASE **\$7.00 PSF (NNN)**

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,905	10,923	20,746
Total Population	4,265	26,745	51,879
Avg. Household Income	\$50,151	\$59,133	\$59,647

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Interior



Aerial view



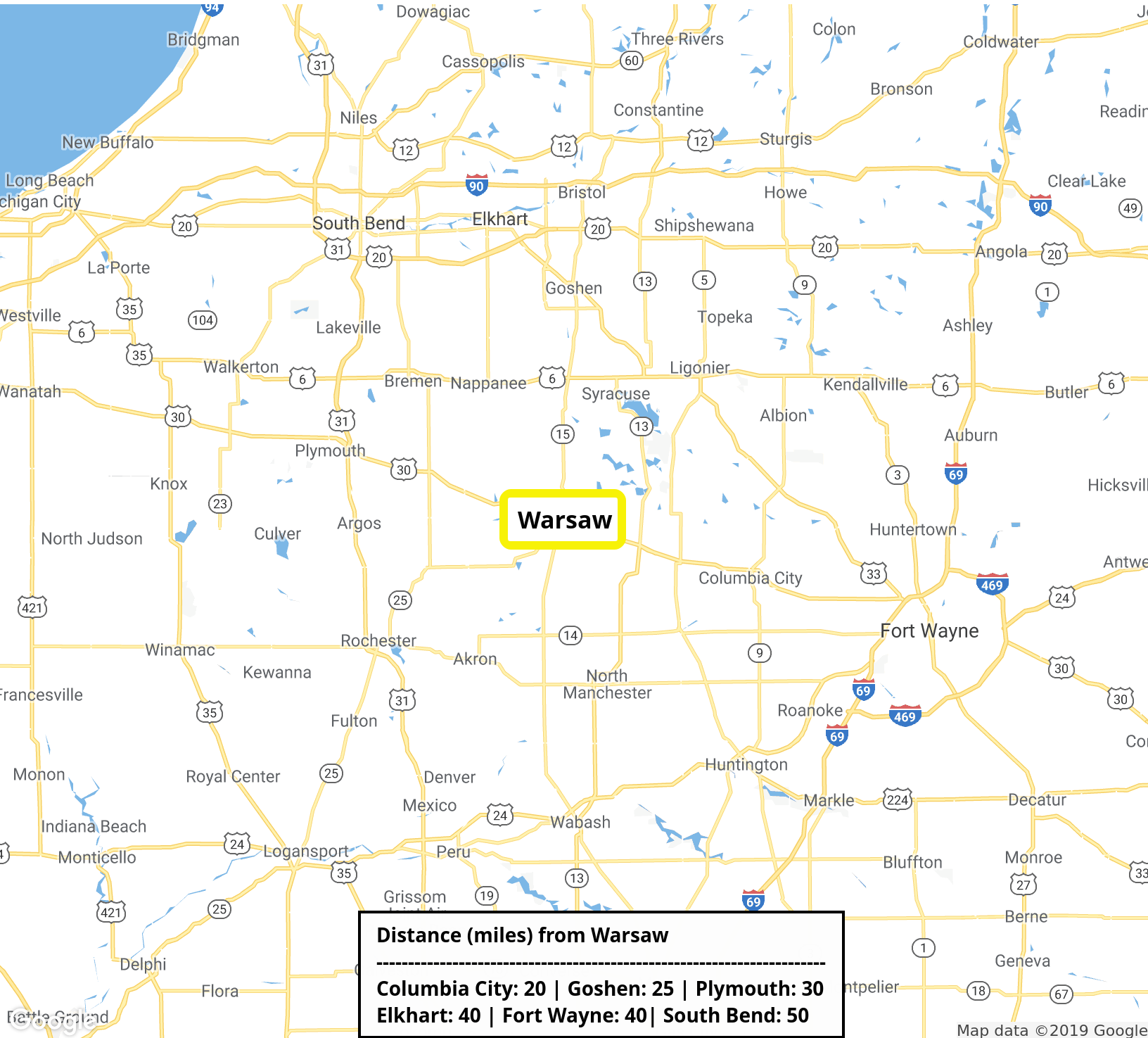
34' x 72' greenhouse

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