

SALE/LEASE

OFFICE



915 S. 11TH ST.



915 S. 11TH ST., DECATUR, IN 46733

PROPERTY HIGHLIGHTS

- Real estate only
- Attractive multi-tenant building
- Office/Multi-Use space
- Property is for sale (business not included)
- Individual or multiple offices for lease
- All utilities included (Tenant pays for internet)

PRICE REDUCED

\$399,000

| | |
|----------------|---|
| Sale Price: | \$425,000 |
| Lease Rate: | \$275.00/mo per suite (Full Service) |
| Available SF: | 96 - 303 SF |
| Lot Size: | 0.93 Acres |
| Building Size: | 2,325 SF |

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

BROOK STEED, EDFP
Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com



BRADLEYCO.COM



SALE/LEASE

OFFICE



AVAILABLE SPACES

BROOK STEED, EDFP

©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



DECATUR AREA MAP

915 S. 11TH ST., DECATUR, IN 46733

SALE/LEASE

OFFICE



BROOK STEED, EDFP

Broker | Economic Development Specialist

260.755.7810

bsteed@bradleyco.com

©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



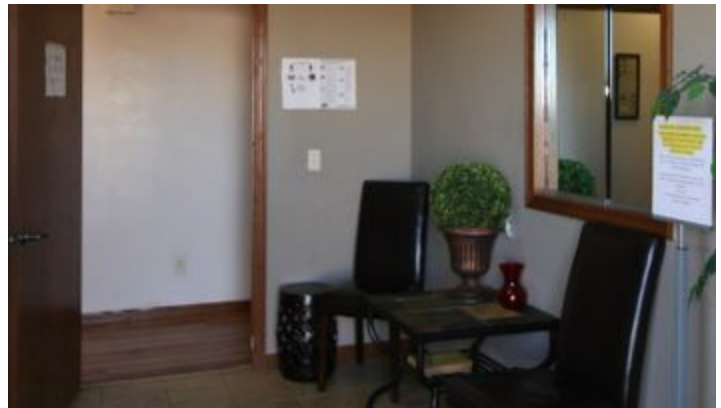
915 S. 11TH ST., DECATUR, IN 46733

SALE/LEASE

OFFICE



Lobby



Reception Area



Offices



Offices



Offices



Training Room

BROOK STEED, EDFP

Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com



915 S. 11TH ST., DECATUR, IN 46733

SALE/LEASE

OFFICE

LOCATION INFORMATION

| | |
|------------------|-------------------|
| Street Address | 915 S. 11th St. |
| City, State, Zip | Decatur, IN 46733 |
| County | Decatur County |
| Township | Washington |

BUILDING INFORMATION

| | |
|---------------------|------------------------|
| Building Class | B |
| Tenancy | Multiple/60% |
| Office Space | 2,325 SF |
| Warehouse Space | 2,240 SF |
| Number of Floors | 1 |
| Year Built | 2006 |
| Gross Leasable Area | 4,565 SF |
| Construction Status | Existing |
| Condition | Excellent |
| Roof | Shingle / 14 years-old |
| Free Standing | Yes |
| Number of Buildings | 1 |
| Ceilings | 9 ft. |
| Floor Coverings | Tile |
| Exterior Walls | Vinyl |
| Restrooms | 4 |
| Signage | Monument |

PROPERTY INFORMATION

| | |
|----------------------------|--------------------------|
| Property Type | Office |
| Property Subtype | Service Business |
| Zoning | I-2 |
| Lot Size | 0.93 Acres |
| APN # | 01-05-03-300-037.504-022 |
| Annual Taxes 2020 Pay 2021 | \$7,689.00 |

PARKING

| | |
|------------------|------------------|
| Parking Type | Surface |
| Parking Comments | Paved & Stone |
| Number of Spaces | 13 plus back lot |

UTILITIES

| | |
|--------------------|----------------|
| Heating Source | AEP/I&M |
| Gas Source | NIPSCO |
| Water/Sewer Source | Municipal |
| HVAC | Gas Forced Air |

BROOK STEED, EDFP

Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com



915 S. 11TH ST., DECATUR, IN 46733

SALE/LEASE

OFFICE



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|------------------|--------|---------|----------|
| Total Population | 4,732 | 11,910 | 15,368 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total households | 2,068 | 5,042 | 6,272 |
| Average HH income | \$54,693 | \$63,714 | \$68,490 |

** Demographic data derived from 2010 US Census*

TRAFFIC

| | |
|--------------------|------------|
| N. U.S. Highway 27 | 19,669 VPD |
| S. 13th St. | 15,897 VPD |



BROOK STEED, EDFP

Broker | Economic Development Specialist
260.755.7810
bsteed@bradleyco.com