

**\$145,000**  
**1007 Calumet Avenue**  
**Valparaiso, IN 46383**



Fantastic location for a new business or expanding an existing one. This building has over 50' of frontage on Calumet Avenue, one of Valparaiso's main thoroughfares. Traffic volume is approximately 14,000 vehicles per day. Incredible exposure for any business!

**GENERAL:**

Taxes: \$2,358  
Status: Open  
Type: Commercial  
Interior Features: Private Restrooms,  
Shower/Locker Room  
Flooring: Carpet, Varies, Vinyl  
Parking: Open Parking, Private Parking

**LOCATION:**

Area: 209-Valpo/Center Uni  
County: Porter  
Subdivision: Powells

**LOT FEATURES:**

Lot Size (Acres): 0.15  
Lot Size (Sq. Ft.): 6,360  
Frontage: City Street, Signal  
Lot Access: City Street, Signal  
Potential Use: Office, Research &  
Development, Retail

**STRUCTURAL INFORMATION:**

Construction: Block, Concrete  
Exterior Const.: Block, Concrete  
Foundation: Concrete  
Roof: Rubber, Flat  
Ceiling Type: Acoustical, Sheet Rock  
Square Feet: 2,176  
Year Built: 1966

**UTILITIES:**

Electricity on Site, Gas on Site, Sanitary  
Sewer on Site, Municipal Water

**CONTACT INFORMATION:**

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