

FOR SALE

OFFICE / RETAIL BUILDING



W. BRAEWICK DR. & N. BUTLER AVE.
MARION, IN 46952

PROPERTY HIGHLIGHTS

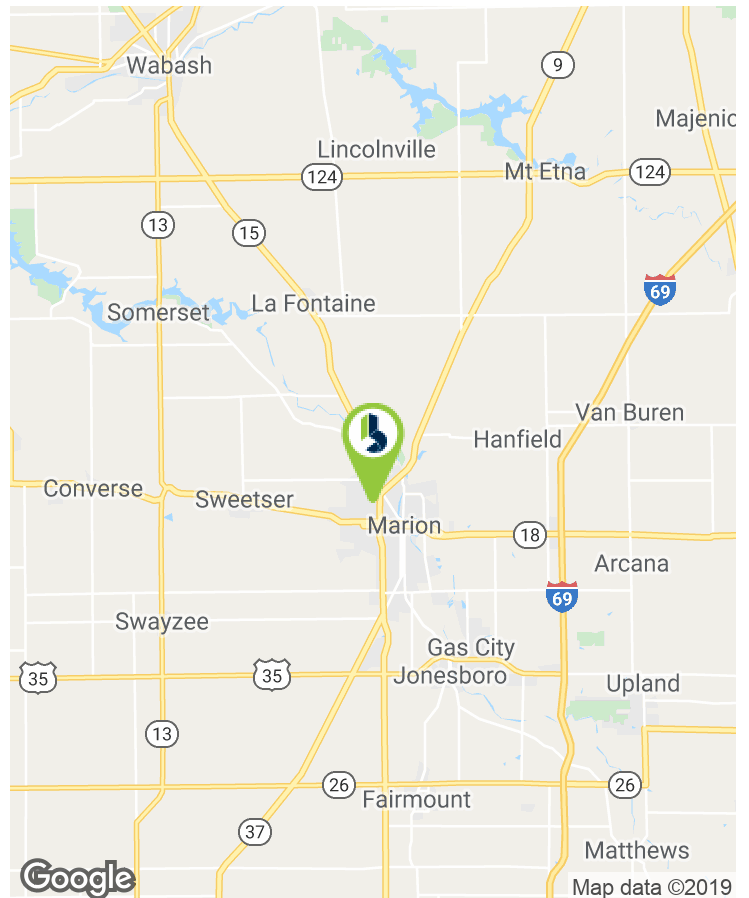
- 7,292 SF building for sale
- Easy access
- Brick façade
- Great for retail or flex office space
- Located in high volume retail corridor
- Adjacent to Five Points Mall
- Priced for quick sale

SALE PRICE

\$150,000

OFFERING SUMMARY

Lot Size:	0.93 Acres
Building Size:	7,292 SF
Market:	Grant County
Price / SF:	\$20.57



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SUITE INFORMATION		
SUITE	SF	FEATURE
1109	1,332 SF	One restroom
1113	720 SF	One restroom
1115	1,440 SF	One restroom
1117	600 SF	One restroom
1119	3,200 SF	Two restrooms

BUILDING INFORMATION	
DESCRIPTION	SF
Total Building	7,292 SF

SUITE 1119 3,200 SF

SUITE 1109 1,332 SF	SUITE 1113 720 SF	SUITE 1115 1,440 SF DESIGN CONSULTANTS, INC.	SUITE 1117 600 SF
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SUITE 1117 - FORMER SENIOR BENEFITS



SUITE 1119 - FORMER ANTHONY WAYNE SERVICES

ADDITIONAL PHOTOS

W. BRAEWICK DR. & N. BUTLER AVE., MARION, IN 46952 | FOR SALE



SUITE 1109 - FORMER SALON



SUITE 1113



EXTERIOR - REAR

SPECIFICATIONS

W. BRAEWICK DR. & N. BUTLER AVE., MARION, IN 46952 | FOR SALE

GENERAL INFORMATION

Building Total SF	7,292 SF
Number of Stories	One (1)
Condition	Good
Year Built	1963
Former Use	Office
Property Type	Office

SITE INFORMATION

Site Acreage	0.93 AC
Additional Land Available	No
Zoned	GB, General Business

OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	Vectron Gas
Utilities	Separately Metered

STRUCTURAL INFORMATION

Construction	Brick
Roof	Built-up/Flat top
Floor	Vinyl
Ceiling Height	6 ft.
Restrooms	One per Unit

MECHANICAL INFORMATION

Heating System	Gas Forced Air
A/C System	Wall Unit
Lighting	TBD

PROPERTY TAXES

Parcel Number	27-03-36-403-001.000-023
Assessments Total	\$247,500
Land	\$151,200
Improvements	\$96,300
Tax Year	2016 Payable 2017
Annual Taxes	\$8,814.00
Taxes Per SF	\$1.17

TRANSPORTATION

Nearest Highway	I-69 - 7.11 Miles
Fort Wayne International Airport	46 Miles

TRAFFIC COUNTS

N. Baldwin Ave.	3,918 VPD
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,609	25,143	38,272
Total Households	4,077	10,943	15,538
Average HH Income	\$52,991	\$48,029	\$49,304



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