

COMMERCIAL/OFFICE

1935 N. MAIN ST., BLUFFTON, IN

FOR SALE



FEATURES:

- 33,318 SF situated on 4.45 acres
- Office - 17,782 SF
- Warehouse - 12,464 SF
- Separate Warehouse - 3,072 SF
- Line-of-sight visibility from signaled intersection
- Near major retailers - Walmart, Lowe's, Walgreens
- Potential restaurant site
- 2 truck docks
- **FOR SALE: \$755,000**



FOR MORE INFORMATION:

Steve Chen
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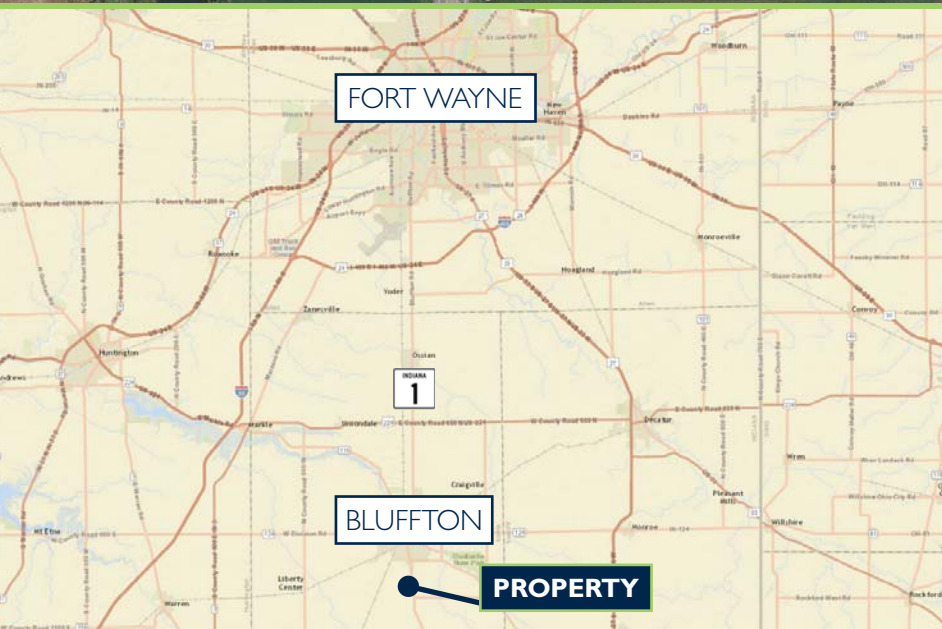
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BLUFFTON, INDIANA



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COMMERCIAL/OFFICE FOR SALE

Property Name	1935 N. Main Street
Street Address	1935 N. Main Street
City/State	Bluffton, IN
Zip Code	46714
City Limits	Bluffton
County	Wells
Township	Lancaster



SALE INFORMATION

Date Available	Immediately
Sale Price	\$755,000
Terms	Cash at closing

OPERATING DATA

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/ Sewer	City of Bluffton

BUILDING SIZE & AVAILABILITY

Total Building Area	33,318 SF
Available Square Footage	33,318 SF
Office	17,782 SF
Warehouse	12,464 SF
Separate Warehouse	3,072 SF
Dock Door	2 - 8' x 10'
Grade Level Door	3 - 10' x 12'
	1 - 8' x 10'

STRUCTURAL DATA

Type of Construction	Wood Frame
Roof	Asphalt Shingle
Ceiling Height	
Offices	10 Ft.
Warehouse	18 Ft.

SITE DATA

Site Acreage	4.45 Acres
Zoning	B-3
Zoning Description	General Business

MECHANICAL DATA

Type of Heating - Office	Central Gas
Type of Air Conditioning	
Office	Central Air
Warehouse	Suspended Gas

GENERAL DATA

Number of Stories	One (1)
Condition	Good
Year Built	1987
Outbuilding Built	1997
Former Use	Wells County YMCA
Property Type	Commercial/Office

TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	11 Miles
Dist. to Commercial Airport	15 Miles
Parking Lot	Paved - Asphalt
Number of Spaces	114

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
N. Main St. / US 1	16,343 VPD

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Property Name 1935 N. Main Street
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City/State Bluffton, IN
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City Limits Bluffton
County Wells
Township Lancaster



2016 DEMOGRAPHICS

Population
1 Mile 1,543
3 Mile 10,243
5 Mile 13,443
Households
1 Mile 635
3 Mile 4,292
5 Mile 5,505
Average Household Income
1 Mile \$63,088
3 Mile \$52,812
5 Mile \$56,634

PROPERTY TAXES

Key Number 90-05-27-200-006.000-011

Assessments:

Land \$154,900
Improvements \$793,100

Total \$948,000

Annual Taxes \$16,307.14
Tax Year 2015 payable 2016
Taxes Per Sq. Ft. \$0.49

ADDITIONAL INFORMATION

- * Near Major Retailers - Walmart, Lowe's, Walgreens
- * Line-of-Sight Visibility from Signaled Intersection
- * Potential Restaurant Site
- * 2 Truck Docks

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