

BND

COMMERCIAL

**RETAIL / RESTAURANT
FOR SALE / LEASE**
11,820 SF
310 WEST WENDELL JACOB AVE.
ANGOLA, INDIANA



HIGHLIGHTS:

Available Space: 11,820 SF

Total Building Size: 11,820 SF

Zoning: C2 - Limited Commercial

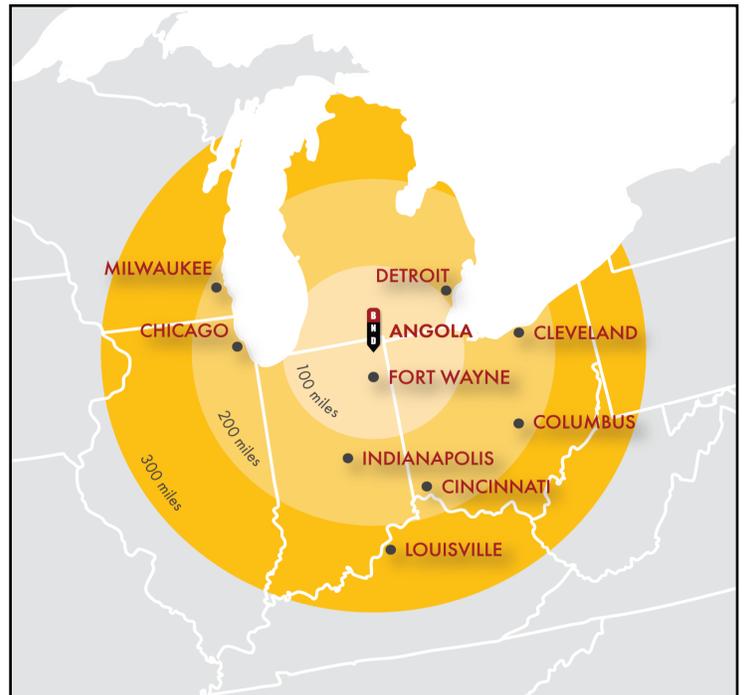
Open Interior with Blank-Slate Layout

Ample On-site Parking

15' Clear Ceiling Height

Sale Price: \$790,000

Lease Rate: \$6,000 / Month Triple Net



Alec Ramsey

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ar@bnd.net

O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

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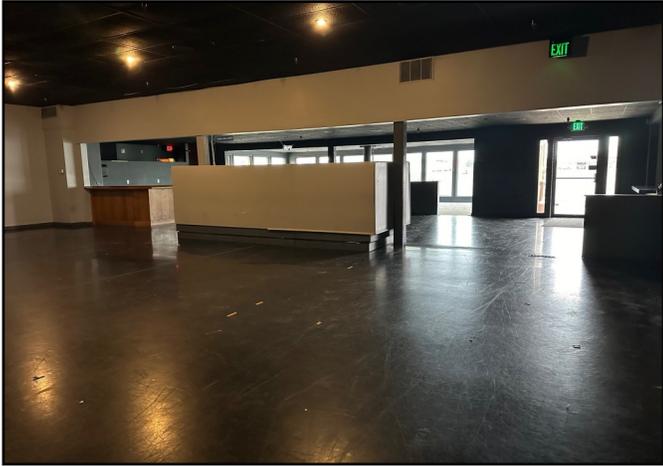
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Property Information

Parcel Number	76-06-11-000-045.000-012
Address	310 West Wendell Jacob Avenue
City / State / Zip	Angola / IN / 46703
Sale / Lease	Sale / Lease
Available Space	11,820 Square Feet
Total Building Size	11,820 Square Feet
Land Size	1.90 Acres
Zoning	C2 - Limited Commercial
Traffic Count	9,769 VPD (2024)
Parking	94 Paved Spaces
Distance to Highway	0.2 Miles to Hwy 127 (North Wayne St)
Distance to Interstate	2 Miles to I-69

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,329	11,360	18,503
Avg. H/H Income	\$89,607	\$91,641	\$98,599

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Building Information

Construction Type	Masonry
Construction Year	1985
Number of Floors	1
Roof	Metal
Foundation	Half Slab / Basement
Ceiling Height	15'
Heating System	Gas Forced Air
Air Conditioning	Yes
Electric	Yes
Sprinkler System	Yes
Restrooms	Yes
Signage	Yes

Utilities

	Company
Gas	Northern Indiana Fuel and Light
Electric	NIPSCO
Water	City of Angola
Sewer	City of Angola

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Sale Information

Sale Price	\$790,000
Terms	Cash at Closing
Annual Taxes	\$9,789.68
Tax Year / Pay Year	2024 / 2025

Lease Information

Lease Rate RSF / Year	\$6.09 / SF / Year
Monthly Lease Rate	\$6,000 / Month
Term of Lease	5 - 10 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expenses
Utilities	Tenant	User Specific
Property Tax	Tenant	\$0.83/ SF (2024/2025)
Building Insurance	Tenant	TBD
Janitorial	Tenant	User Specific
Interior Maintenance	Tenant	TBD
Common Area Maintenance	Tenant	TBD
Lawn / Snow	Tenant (Part of CAM)	TBD
Roof / Structure	Landlord	

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