



HIGHLIGHTS:

Acreage: 3.76 Acres (total 2 parcels)

Located in popular business park

Zoning: C2A General Commercial

Highway Frontage: 391'

Highly Visible Location on US 6

Flexible Zoning Allows Many Possible Uses

Sale Price: \$450,000.00



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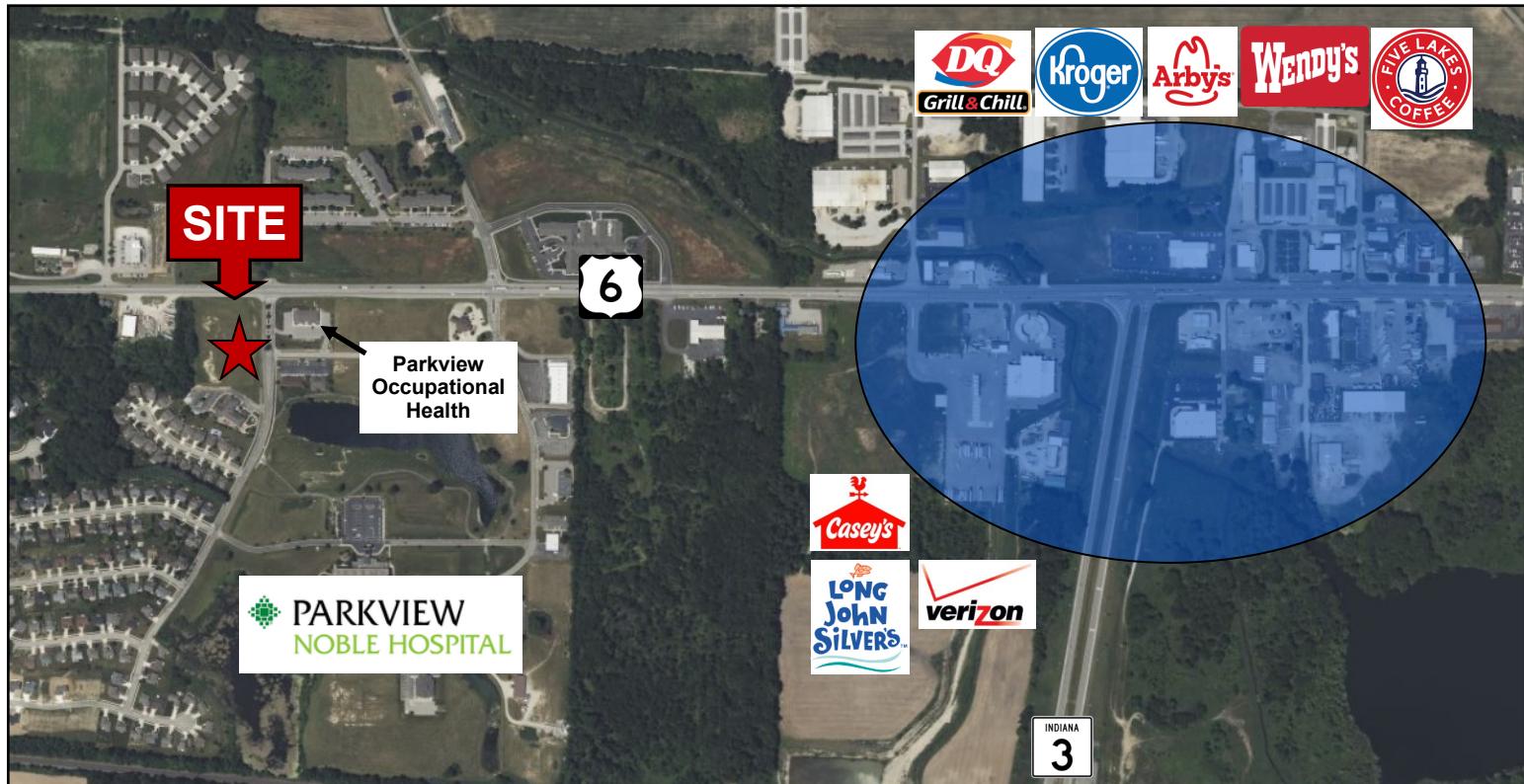
COMMERCIAL

DEVELOPMENT LAND > FOR SALE

3.76 ACRES

1900 Blk W SR 6 & ORCHARD PL PKWY

KENDALLVILLE, INDIANA



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KENDALLVILLE, INDIANA

Sale Information

Sale Price	\$450,000.00
Terms	Cash at closing
Annual Taxes	TBD - currently exempt status
Tax Year / Pay Year	2023 / 2024

Property Highlights

Parcel Numbers	07-07-31-100-022.000-020; 07-07-31-100-021.000-020
Address	1900 Block W. SR 6 & Orchard Place Parkway
City / County / State / Zip	Kendallville / Noble / IN / 46755
Sale / Lease	Sale
Land Size	3.76 Acres
Zoning	C2A General Commercial
Number of Parcels	Two
Dimensions	391' W x 420' D
Frontage	391'
Distance to Interstate	Less than 2 miles to US Hwy 3; 33 miles to I-69

Utilities

	Company
Gas	NIPSCO
Electric	AEP
Water	City of Kendallville (12" water main east side of Orchard Place Pkwy)
Sewer / Trash	City of Kendallville (12" sewer along Orchard Place Pkwy)

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,468	11,308	16,667
Avg. H/H Income	\$85,770	\$86,021	\$88,634

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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