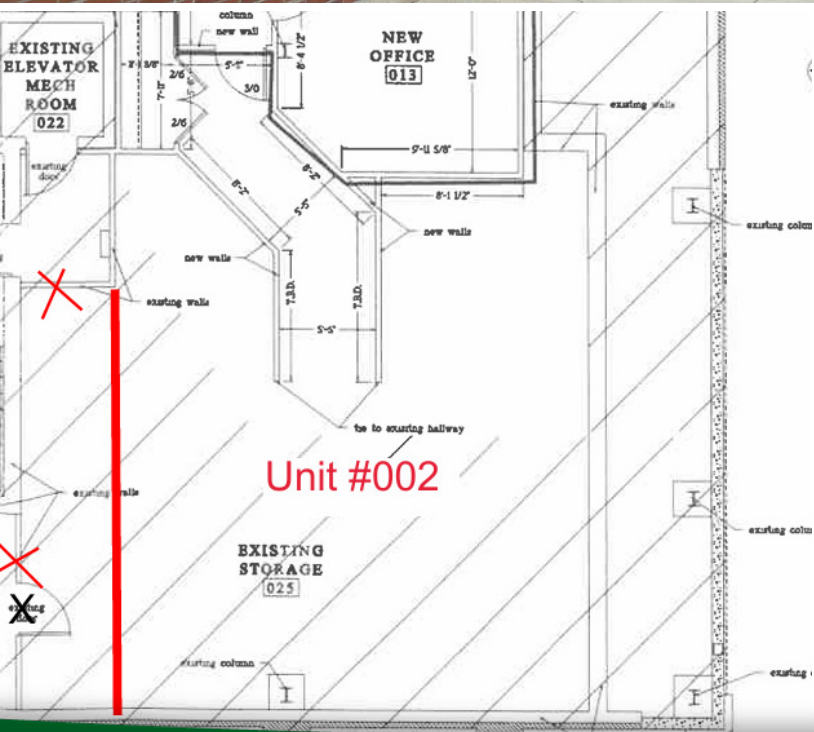


123 NORTH MAIN STREET SUITE 002, CROWN POINT, IN 46307



For more information, please contact:

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SALE OF NEW TOWN WEST OFFICE CONDO

123 North Main Street Suite 002, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$65,000

Price / SF: \$73.95

Lot Size: 0.27 Acres

Building Size: 879 SF

Zoning: B1

PROPERTY HIGHLIGHTS

- Approximately 900sf Lower Level Office available at New Town West in Downtown Crown Point
- Raw space providing an open concept for countless uses
- Price very aggressively
- Located in a fast growing in demand market
- Common area amenities such as restroom save on build out



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123 North Main Street Suite 002, Crown Point, IN 46307



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for owners and investors at 123 North Main Street Suite 002 in Crown Point, IN. This 879 SF office unit, zoned B1, is perfectly positioned within the bustling New Town West complex. The raw state of the space offers an open concept, providing endless potential for various office uses. Priced aggressively, it presents an enticing prospect for investors seeking a foothold in this fast-growing, in-demand market. With convenient common area amenities, such as restrooms, the property offers cost-saving advantages for build-out. Taxes are approximately \$730 annually.

LOCATION DESCRIPTION

The property is located in Downtown Crown Point on Main Street directly north of the square. Crown Point is a city in and the county seat of Lake County, Indiana, United States. The population was 27,317 at the 2010 census. The city was incorporated in 1868. Because of its location, Crown Point is known as the "Hub of Lake County". The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. The southern and southeastern parts of Crown Point border some unincorporated areas of Lake County.

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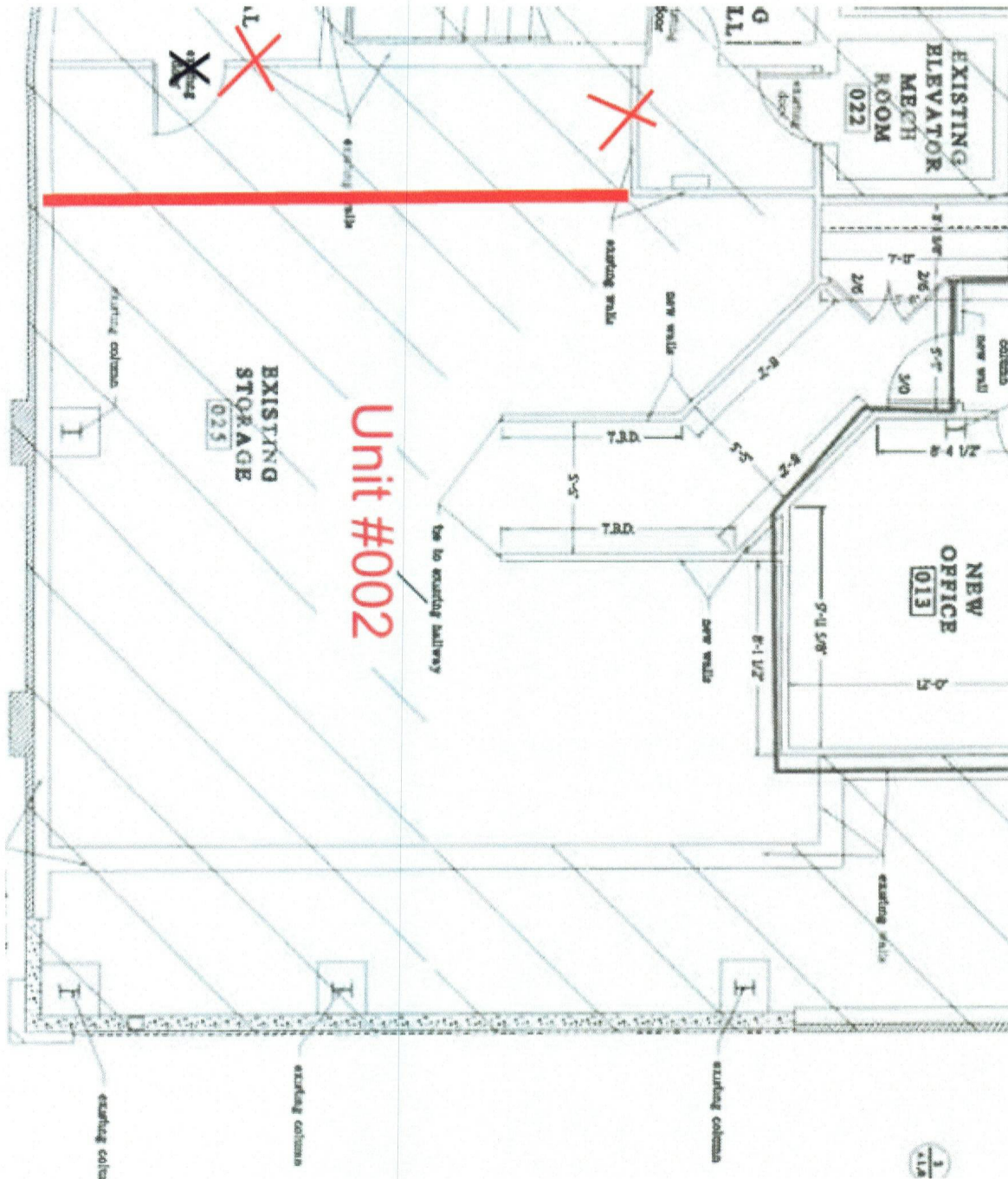
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FLOOR PLAN



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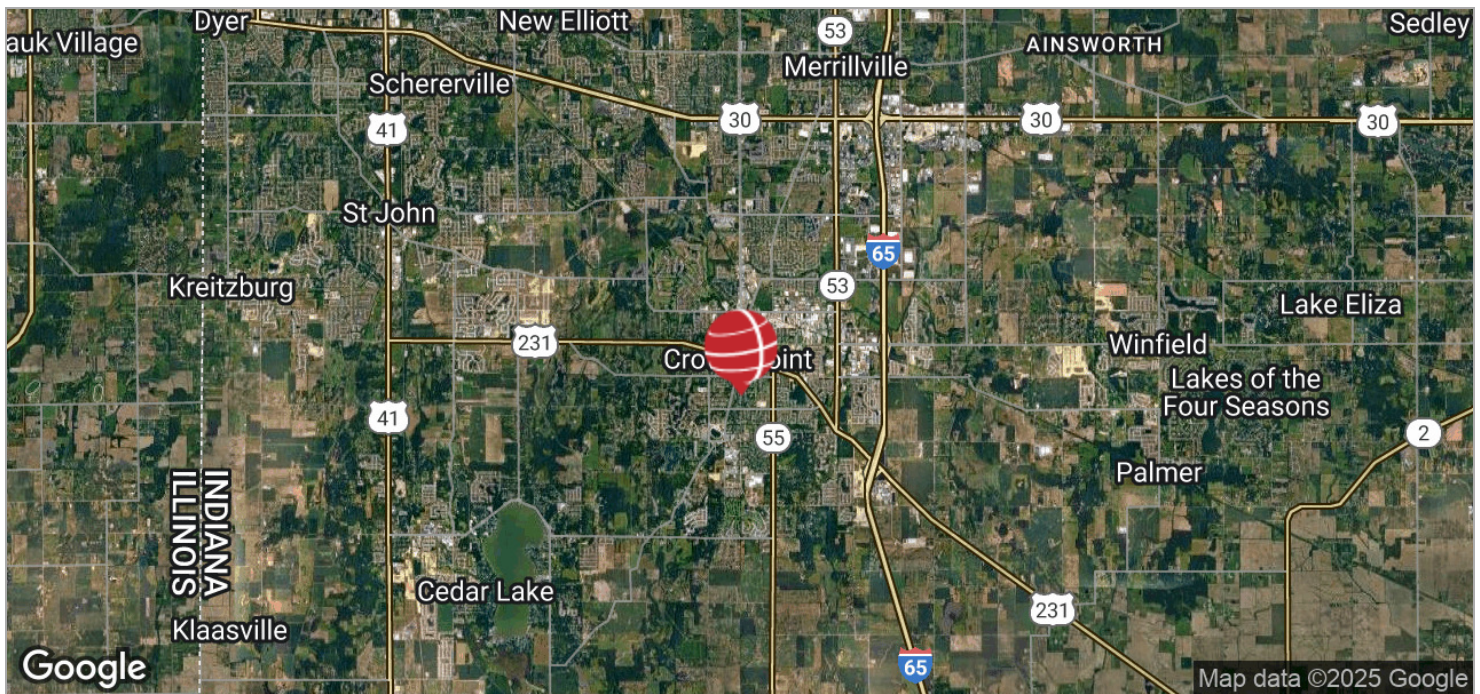
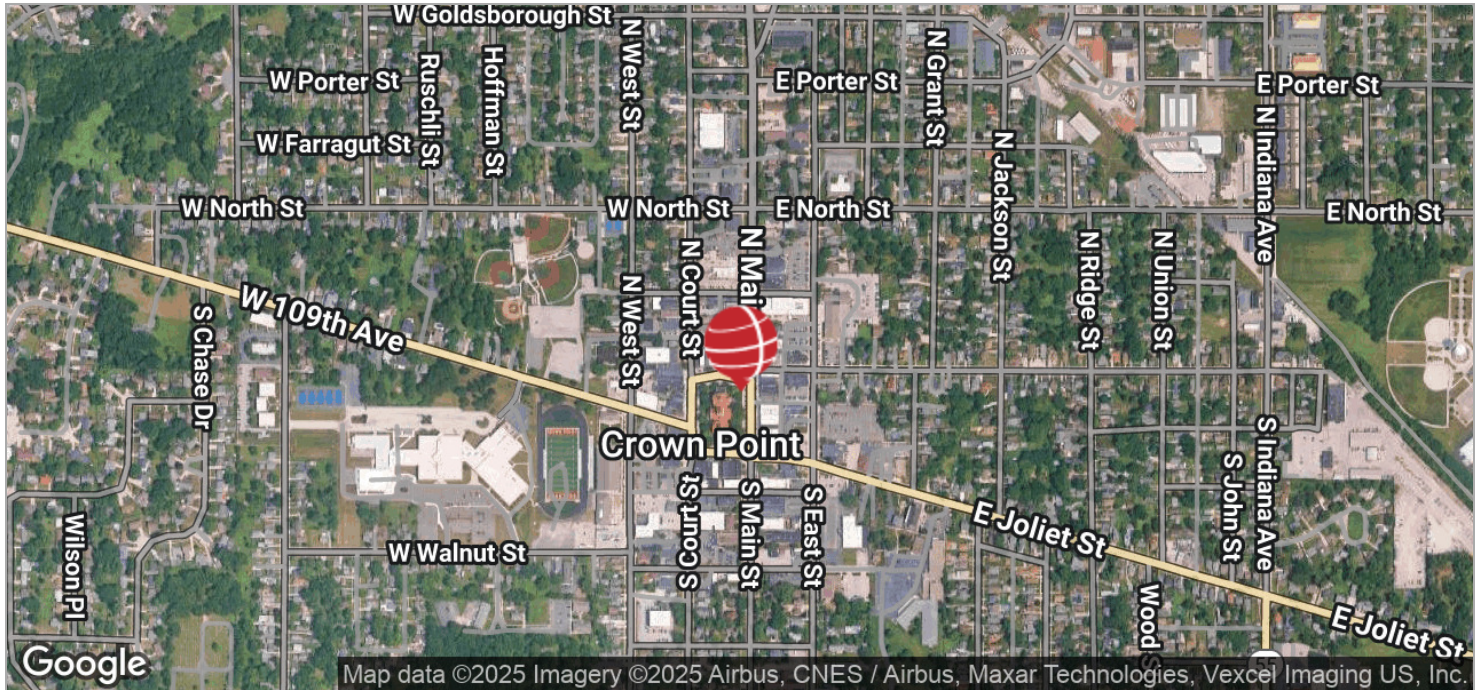
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LOCATION MAPS



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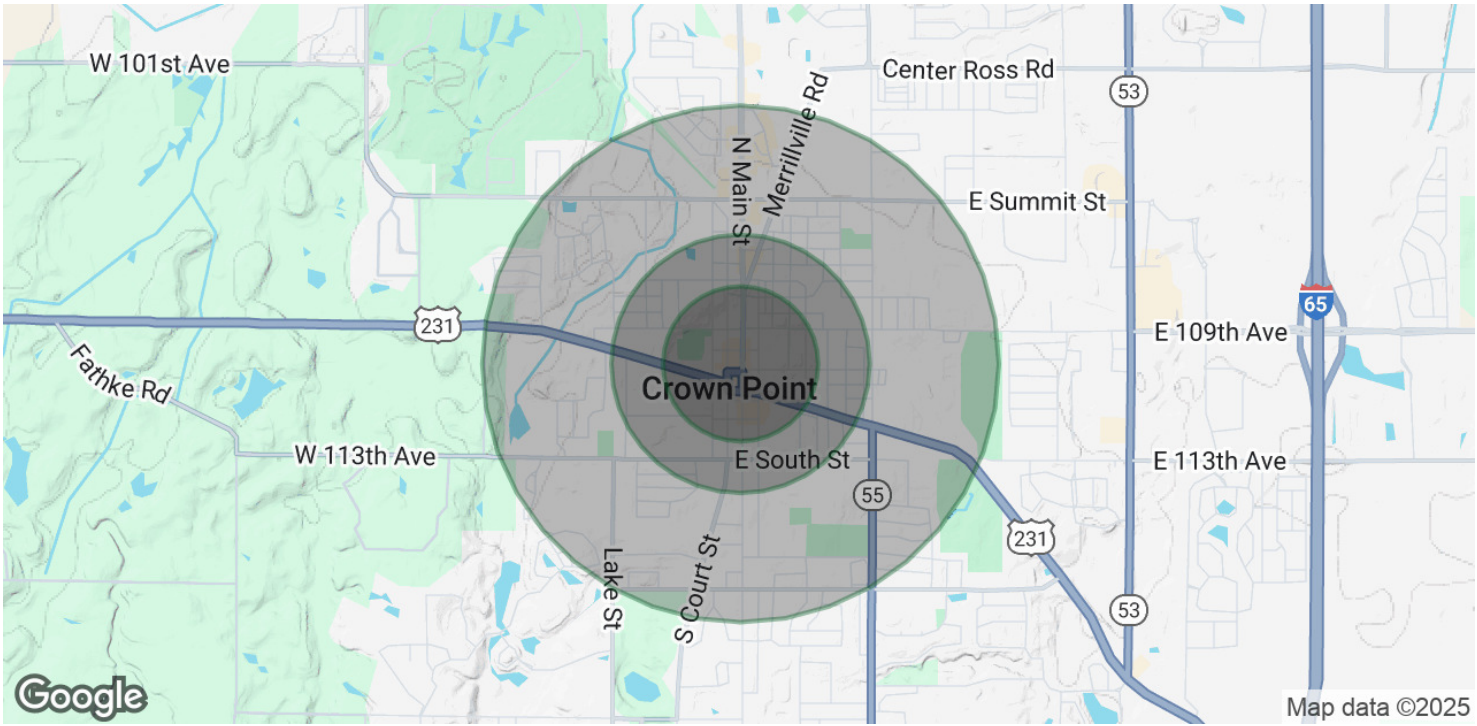
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SALE OF NEW TOWN WEST OFFICE CONDO

123 North Main Street Suite 002, Crown Point, IN 46307



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,207	3,251	9,752
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	525	1,397	4,011
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,874	\$90,232	\$100,964
Average House Value	\$231,058	\$249,553	\$292,001

Demographics data derived from AlphaMap

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