

## 3320 Elkhart Road Goshen, IN

### PROPERTY HIGHLIGHTS

**Lease Price:** \$15.50 SF YR NNN

**Total SF:** 1,626 SF

**Lot Size:** .53

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**Zoning:** B-3

**Year Built:** 1974

**Heating:** Gas forced air

**Air-Conditioning:** Yes

**Restrooms:** 1

**Utilities:** City Sewer & Water

**Taxes:** \$3,187.00

**Traffic counts:** 22,000 per day



### PROPERTY DETAILS

Great commercial office space available for lease on Elkhart Road in Goshen! This property offers excellent visibility and high traffic, making it perfect for retail, office, or service businesses. The property features a new roof, 1626 sq ft of space configured by 5 private offices, a conference room, kitchen/break area, a waiting/reception area, 2 storage closets and a handicap accessible bathroom. There is also an additional 868 sq ft basement for additional storage. This location offers easy access to highways, surrounding neighborhoods, and the new Elkhart County Courthouse.



### Make contact.

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