

Commercial Client Detail Report

Listings as of 02/05/2024 at 1:43pm

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List Price: 1,290,000 **Address:** 8126 Wicker Ave, St. John, IN 46373-8875
List Date: 02/02/24 **Cross St:**

Listing: #544619
REO: No



Amazing investment opportunity for new or current investors and business owners. Strategically positioned along Indianapolis Blvd, one of the busiest streets in St. John, Schererville, and Highland. Currently being used as a Produce Depot that's meticulously crafted for profitability, benefiting from enviable location that ensures a constant flow of potential customers. Endless potential to make it whatever business you can dream of with almost 8,000sqft of finished space and even more space in the basement currently used as storage. You can even build another building behind the existing structure and have two thriving investments. Over 300k in equipment included in the sale to do as you wish. There's two kitchens and three bathrooms with with multiple exits that allows you to have multiple business's in one space. Garage doors on each side for loading or make it a drive through. Own the current business, rent the building, or make your own ideas come to life.

[Additional Pictures](#)

[Virtual Tour](#)

Status: Active 02/02/24 **Property Type:** Commercial, Retail

Area: 135-St. John

Sq Ft (approx): 7944 **Year Built:** 1948

Lot Size (approx acres): 1.1200 **DOM:** 3 **Township:** St. John-Lake **County:** Lake

Lot Dim: 130x375 **Zoning:** **APN:** 451120426005000035

Directions: 80/94 to Indianapolis Blvd South. Property on the right after reaching town limits.

Taxes: 11272

Air Condition: Central Air

Backup Information: Leases/Copies,Legal Description,Tax Bill

Bldg Construction: Block,Frame

Docks: Exterior,None

Bldg Exterior: Alum/Vinyl Facia,Alum/Vinyl Gutters,Alum/Vinyl Wndw Trim,Block,Cedar,Steel Siding,Stucco,Vinyl

Foundation: Block,Concrete Perimeter

Frontage Access: City Street,Public Road,US Highway

Information: 24 hr Notice Req.,None

Misc. Inside: Elevator-Passenger,Lunch Room,Meeting Room,Multi Tenant

Parking Spaces:

Potential Use: Car Wash,Entertainment,Food Processing Bldg,Office,Restaurant/Food Serv,Retail,Mixed Use,Special Use,Storage Lockers,Tavern/Bar/Lounge,Warehouse

Roof Structure: Gable

Terms: Cash,Conventional

Utilities: Electricity on Site,Gas on Site,San. Sewer on Site,Water on S

Ammentities: Exterior Lighting,Liquor License,Other

Ceiling Type: Acoustical,Suspended

Current Use: Office,Restaurant/Food Serv,Retail

Electrical Services: 101 - 200 Amps,NIPSCO

Floor Finish: Concrete

Fire Protect: Alarm on Site,Fire Extinguishers

Heat Ventilation: Forced Air

Location:

Misc. Outside: Balcony,Security Gate,Security Lighting,Security System

Parking: Fenced Parking,Lighted Parking,Open Parking,Paved Parking,Private Parking,Public Parking,Truck Parking

Roof Coverage: Composition,Fiberglass

Rail Availability: None

Tenant Pays: Electricity,Gas,Insurance,Janitorial Service,Water

Presented By: Nickolas Witvoet/ Listing Leaders Northwest

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