

Commercial Sale Active 03/07/2024
MLS# 542175

7444 Kennedy Avenue, Hammond, IN 46323

\$675,000

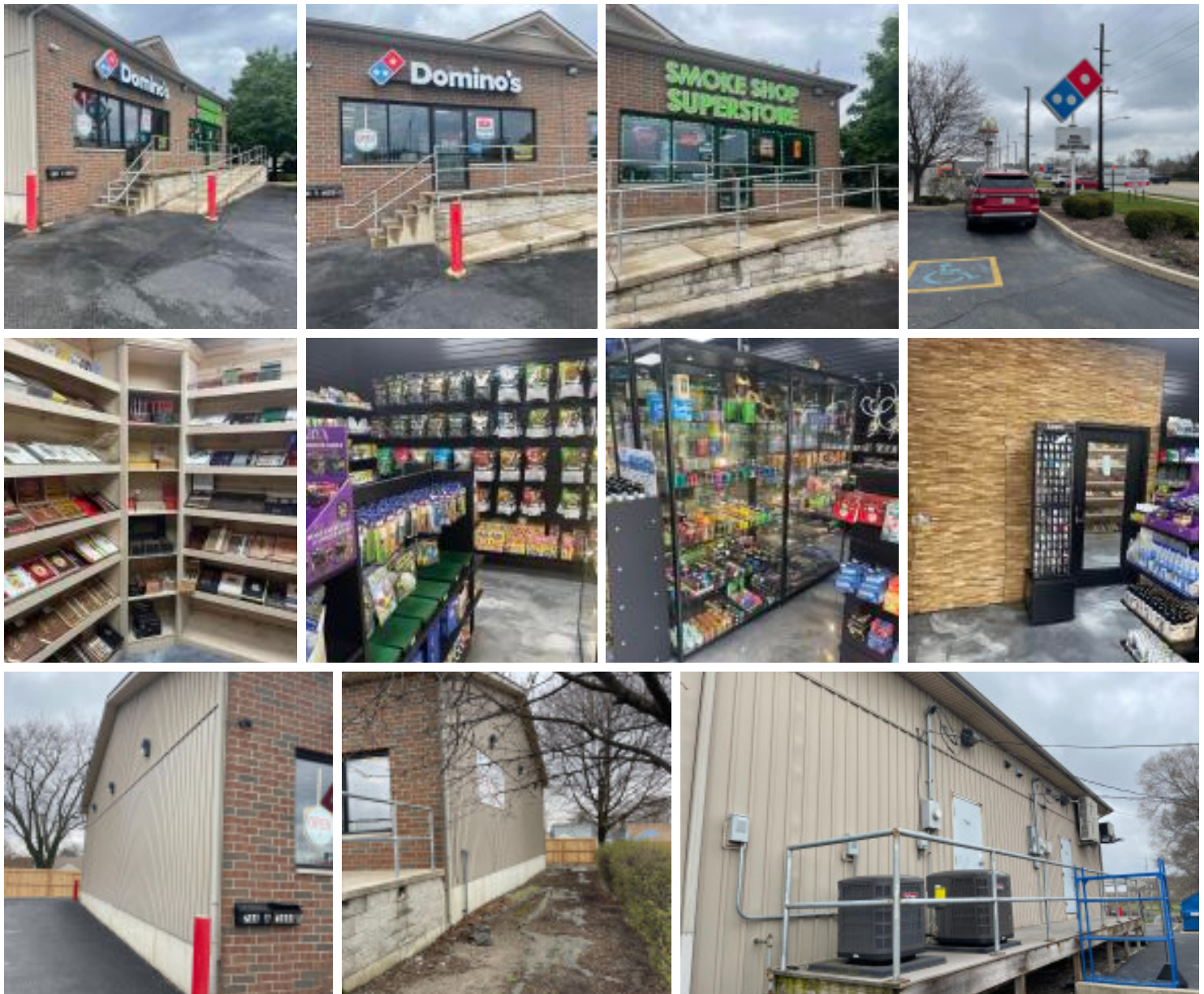


SubType: Retail	# Units Ttl: 2	DOM/CDOM: 125/
Lvg Area: 2,070	Bldg Area Ttl: 2,070	County: Lake
Bsmnt: No	Bldg Area Src: Assessor	Township: North
Parking Ttl:	Stories: 1	School Dist:
Lot Acres: 0.339	Yr Built: 2004	Elem:
Lot SqFt: 14,767	Yr Built Det.:	Mid/Jr:
Cooling: Central Air; Window Unit(s)	Builder:	High Sch:
Heating: Forced Air; Natural Gas	DualVar Cmp: No	Subdiv: Roxana 1st Add
Waterfront:	Buyer Brokerage Comp.: 3%	Parcel #: 450716131019000023
Water Body:		Zoning:
		Tax Annual: \$9,024
		Tax Yr: 2022

Public Remarks: Commercial 2 unit strip mall in a GREAT location. This property is visible from the 80/94 expressway for easy access to travelers. This is actually 2 separate parcels. The one to the North has the strip mall, and the one to the South is a vacant lot. The building currently houses the #1 Domino's Pizza Franchise in the area, and with a NNN lease that extends to 2024 with the option of a 5 year extension available twice more. The 2nd unit has a new tenant with a 3 year NNN lease starting on 01/01/24 with two 3 years options available. With the addition of the vacant lot to the South you have a variety of possibilities. You can add on to the existing building, build a 2nd building, or have a billboard installed for additional income. The parcel # for the vacant lot 7504 Kennedy Ave 45-07-16-179-016.000-023

Private Remarks: Unit #1 has a \$1,500 NNN lease.
 Unit #2 has a \$1,650 NNN lease.

Directions: Kennedy Ave North off of 80/94 property is immediately on the West Side.





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