

# US RT 30 RETAIL Space

FOR SALE



410 E Lincoln Hwy / RT 30 Schererville, IN 46375



## PROPERTY OVERVIEW

**26,000 +/- SF of Retail Space**  
**US Highway Frontage**  
**Ceiling Heights from 12'10" to 19 ft**  
**Large Foyer with Covered Entrance**  
**Low Indiana Taxes & Low Workman's**  
**Compensation very attractive to Chicago**  
**Buyers both Residential a & Commercial**  
**Price \$4,900,000.00**

FOR MORE DETAILS CONTACT:

## DETAILS

**Acres:** 6.1      **Land Sf** 261,360  
**Dimensions** Per Survey  
**Zoned :** C-3 Highway Commercial  
**Real Estate Tax :2023**      **Pay 2024** \$46,511.00  
Or \$1.79 sf based on building size  
**FEATURES:**

- Fully Sprinkled
- Large Paved Yard front & rear
- Parking for 240 cars
- Free standing signage

### AREA DESCRIPTION:

60 minutes SE of Chicago 15 minutes to I-80 .  
Lots of new residential & commercial development .

**Ken Peach**  
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Cell 708-764-2890

**Coldwell Banker Commercial**  
833 W Lincoln Hwy Suite E 340  
Schererville, IN 46375

**CBCWorldwide.com**

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West Side of Building Court Yard



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COLDWELL  
BANKER  
COMMERCIAL

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## US RT 30 RETAIL SPACE



**410 E Highway 30 Schererville IN. 46375**

- 26,000 +/- S.F. Bldg.
- 6 +/- Acres
- Large Paved Parking Lot.
- Heated Lobby Floor & Ext Sidewalks
- Patio / 2 Gazebos
- Ceiling heights of 12'10" to 19'
- Traffic Counts of 40,000+
- Clean Phase 1 Dated June 2022

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