



FOR **SALE** OFFICE
PROPERTY



1519 Main St.
Rochester, IN 46975

3,520 SF Office/Retail Building For Sale

About The Property

- Value add potential with recently vacated commercial space
- Located on prominent street in town, near City Park
- Building is well-kept and in good condition
- Easy access to interstate (Southway 31)
- Sale Price: \$325,000 (\$92.33/SF)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

3,520 SF OFFICE/RETAIL BUILDING FOR SALE

BUILDING LOCATION/ZONING/SIZE

Street Address	1519 Main St.
City, State, Zip	Rochester, IN 46975
Zoning	DC
Total Building Size	3,520 SF
Site Acreage	0.44 Acre

PRICE/AVAILABILITY

Sale Price	\$325,000.00
Sale Price/SF	\$92.33
Available	Immediately

BUILDING DATA

Tenant	Indiana Family and Social Services Admin.
Building Type	Office
Construction Date	1995
Construction Type	Metal
Ceiling Height	10'
HVAC	Yes
Restrooms	3
Parking Lot	Asphalt (12,600 SF)

PROPERTY TAXES

Parcel Number	25-07-92-451-005.000-009
Tax Year	2023 Payable 2024
Assessments: Land	\$26,200
Improvements	\$191,900
Total Assessment	\$218,100
Annual Taxes	\$4,804.90 (\$1.36/SF)

POPULATION DEMOGRAPHICS

3 Miles	7,189
5 Miles	9,470
10 Miles	17,385

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
*Pro-rata share based on SF/area	



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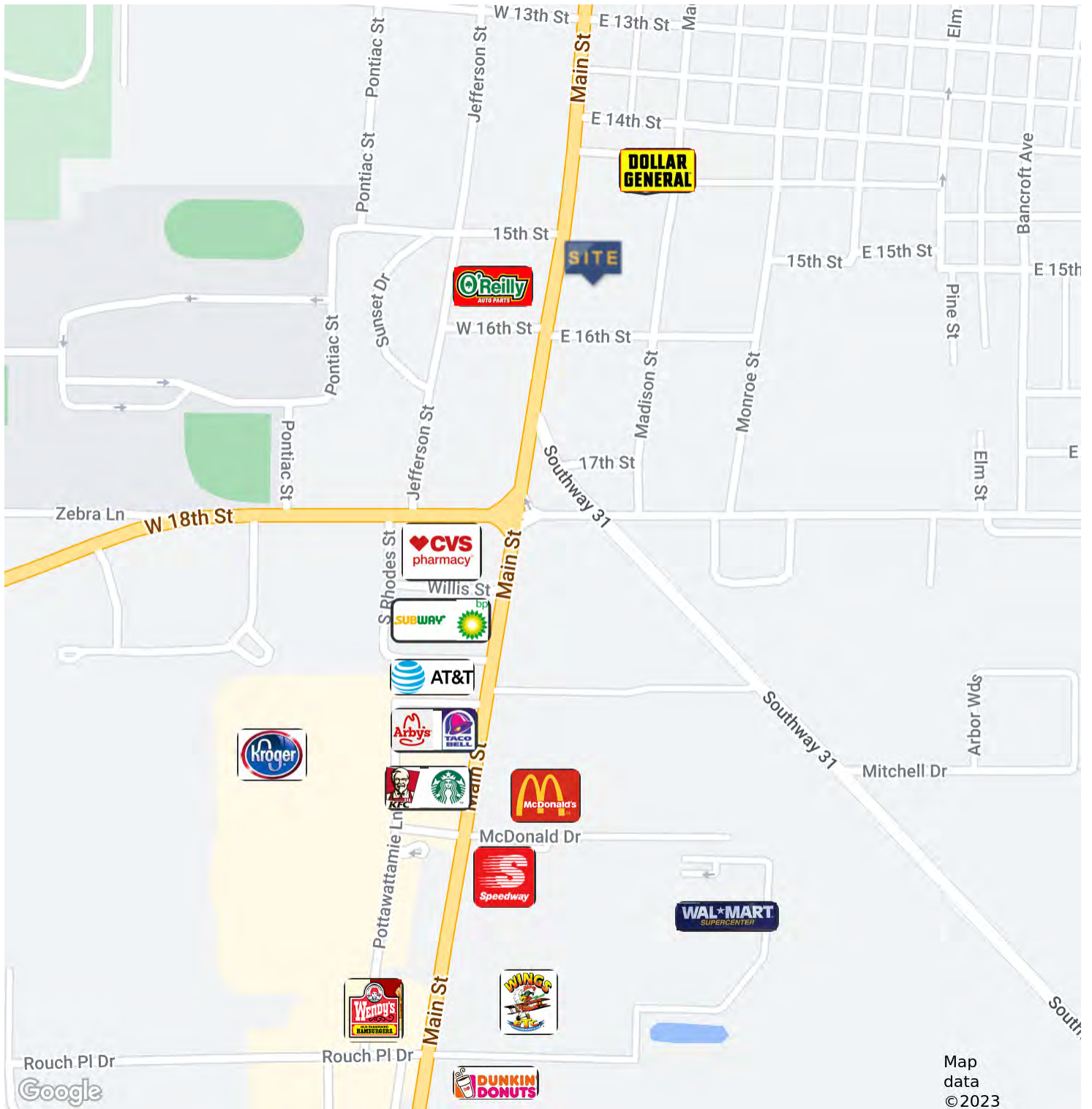
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RETAILER MAP

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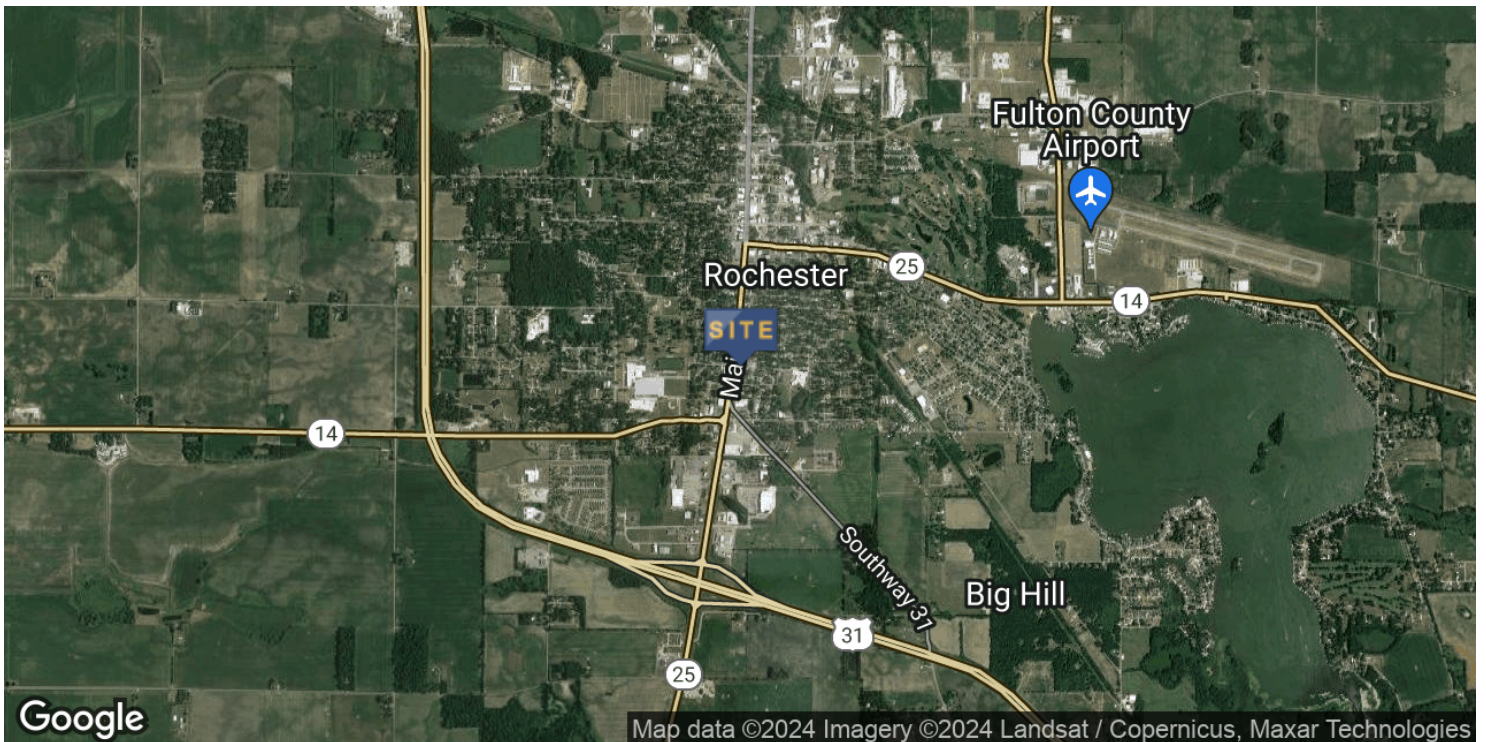
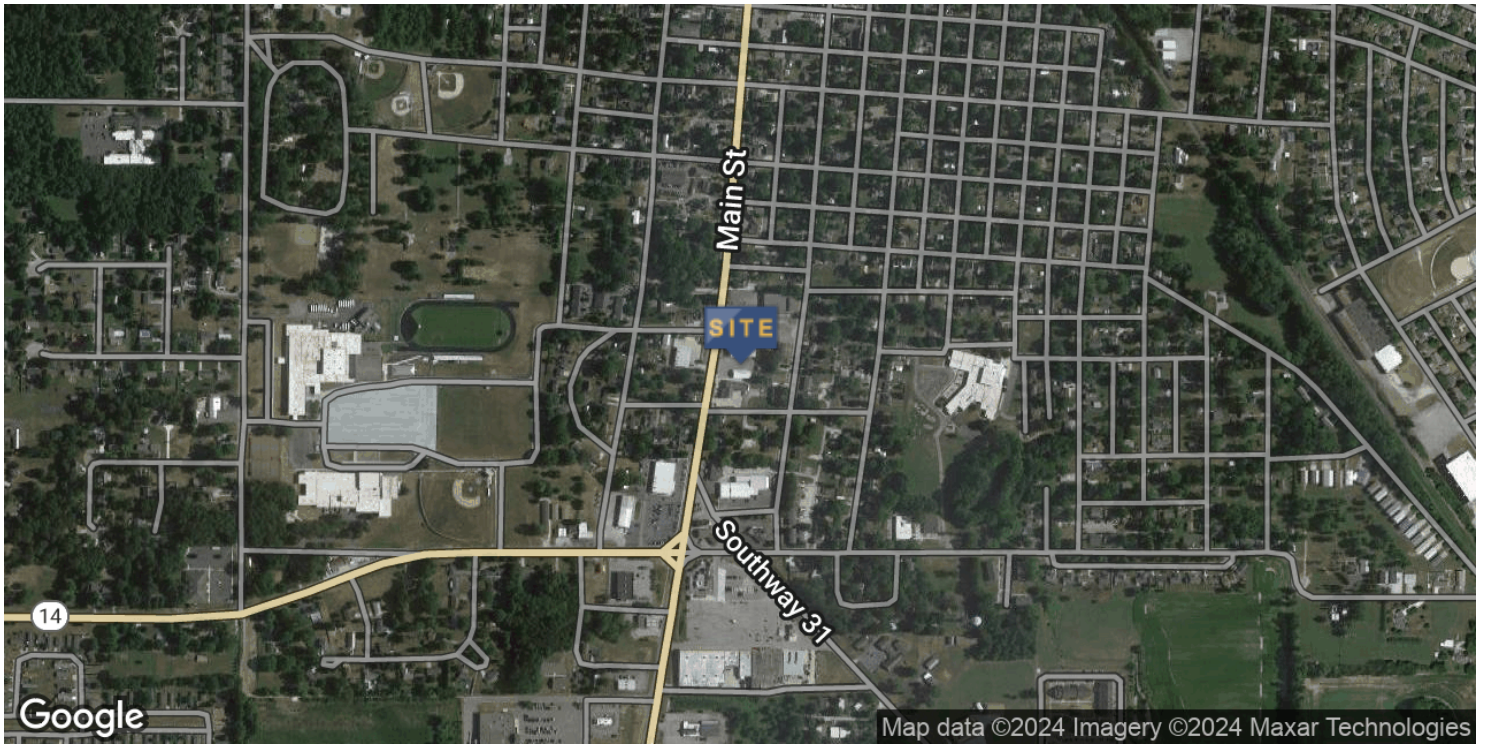
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LOCATION MAP

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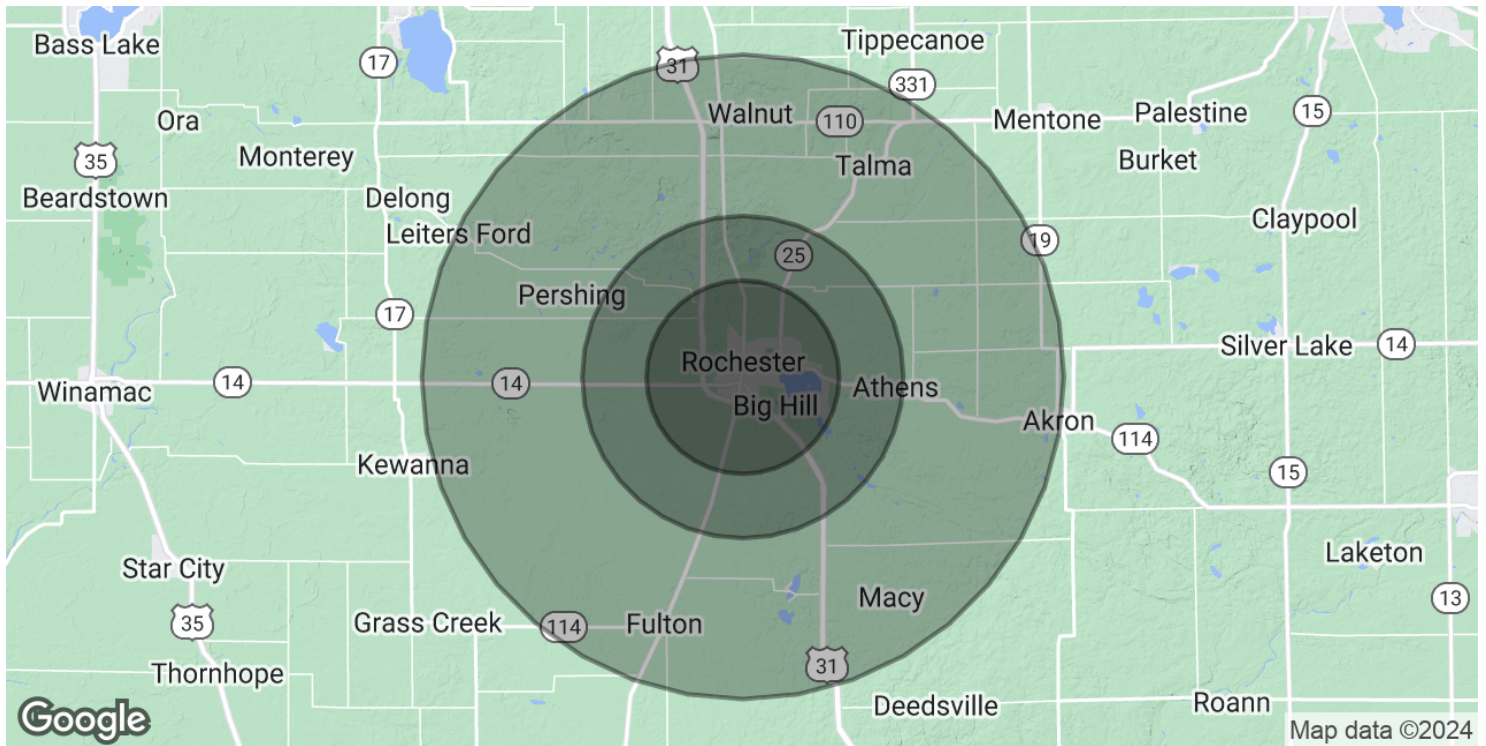
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DEMOGRAPHICS MAP & REPORT

3,520 SF OFFICE/RETAIL BUILDING FOR SALE



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	7,189	9,470	17,385
Average Age	41.2	41.6	42.1
Average Age (Male)	38.6	40.2	41.2
Average Age (Female)	45.1	44.6	44.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	3,323	4,586	8,413
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$50,879	\$53,144	\$53,912
Average House Value	\$105,920	\$127,503	\$132,905

2020 American Community Survey (ACS)



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