



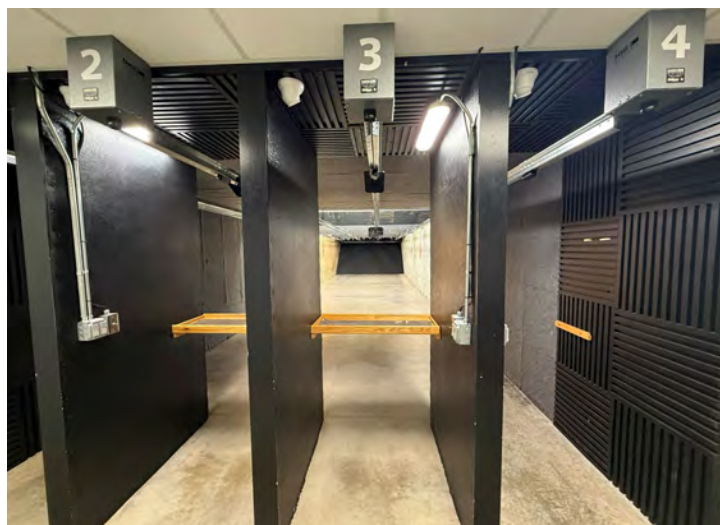
FOR **SALE** INDUSTRIAL
PROPERTY

11750 Indiana 205
Laotto, IN 46763

7,640 SF Flex Building With Shooting Range

About The Property

- Turnkey 7,640 SF showroom, office, warehouse space, and a state-of-the-art indoor shooting range
- Situated on approximately 1.40 acres with direct access and visibility along State Road 205, close proximity to State Road 3 and ample on-site parking
- C2 General Commercial
- 220-volt, 3-phase electric service and dual breaker panels
- Includes two restrooms, shower, kitchenette, and washer/dryer hookups
- Nearby destinations include Country Heritage Winery & Backroads Distillery, Sit 'N Bull Pub & Patio, and LaOtto Brewing
- Ideal for firearms, sporting goods, retail, training, recreation, light industrial, contractor, mechanics garage, or adaptive reuse users
- Sale Price: \$695,000



the
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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

7,640 SF FLEX BUILDING WITH SHOOTING RANGE

BUILDING LOCATION/SIZE/ZONING

Street Address	11750 Indiana 205
City, State, Zip	Laotto, IN 46763
Total Building Size	7,640 SF
Site Acreage	1.4 Acres
Zoning	C2/General Commercial

BUILDING DATA

Construction Date	1998
Construction Type	Metal-Framed/Concrete
Ceiling Height	10' - 15'6"
HVAC	Forced Air
Power	220V, 3-Phase, 2 Circuit Breaker Panels
Restrooms	2
Washer & Dryer Hookups	Yes

TRANSPORTATION

Distance to SR 3	Approx. 0.5 Mile
Distance to I-69	Approx. 7 Miles

LOADING FACILITIES

Overhead Doors	2 - 1 (10' x 9') & 1 (12' x 8')
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PRICE/AVAILABILITY

Sale Price	\$695,000.00
Sale Price/SF	\$90.97
Availability	Immediately

PROPERTY TAXES

Parcel Number	57-21-25-100-213.000-017
Assessment: Land	\$41,500
Improvements	\$747,400
Total Assessment	\$788,900
Annual Taxes	\$7,111.08 (\$0.93/SF)
Tax Year	2025 Payable 2026

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	Municipal

NEARBY BUSINESSES

Country Heritage Winery	Sit 'n Bull Pub 'n Patio
Backroads Distilling Company	LaOtto Brewing



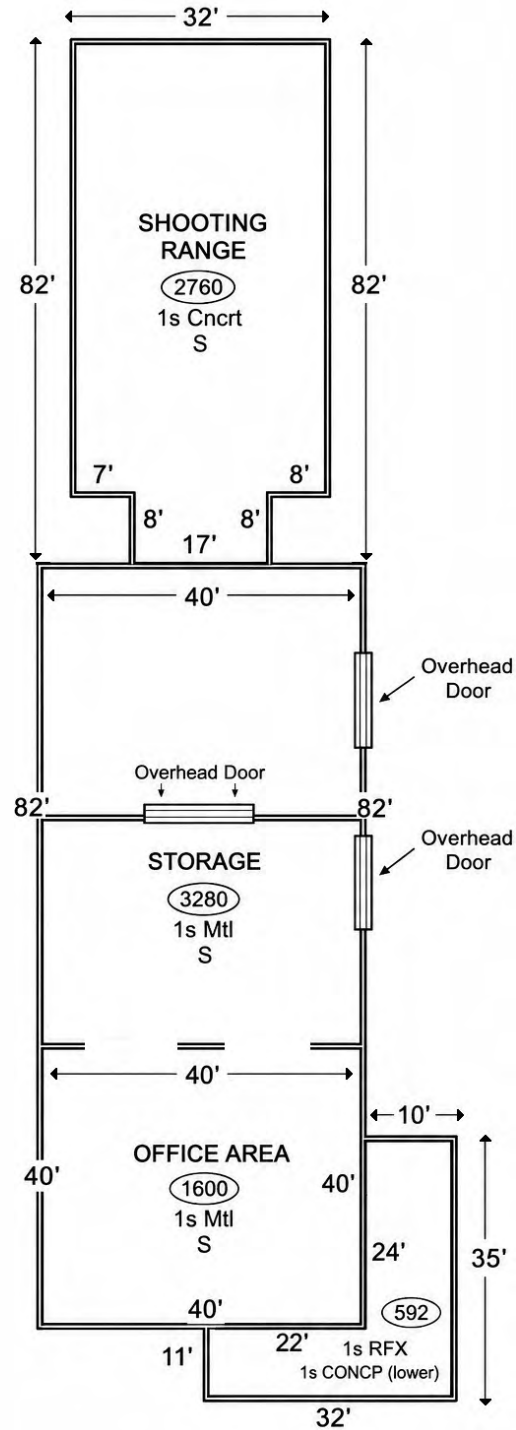
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FLOOR PLAN

7,640 SF FLEX BUILDING WITH SHOOTING RANGE



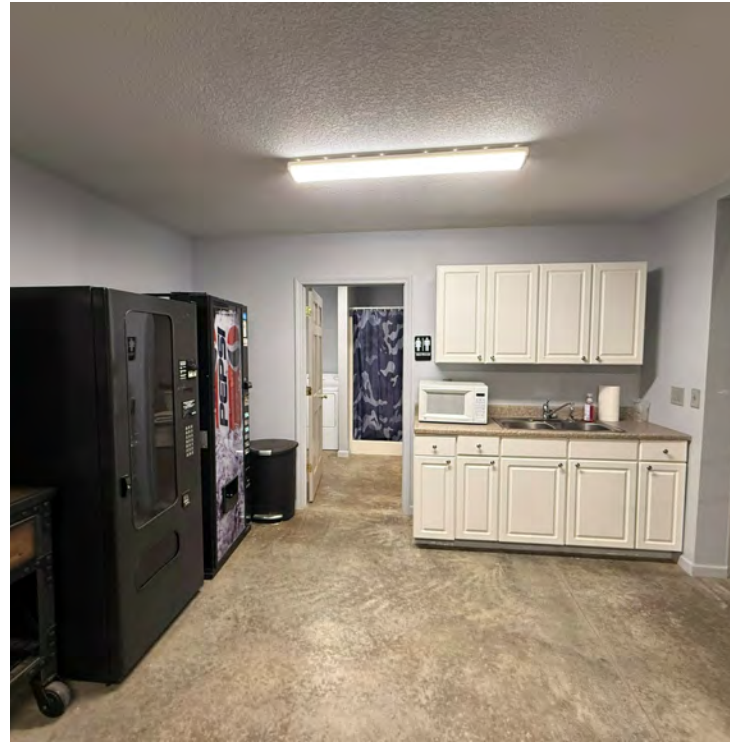
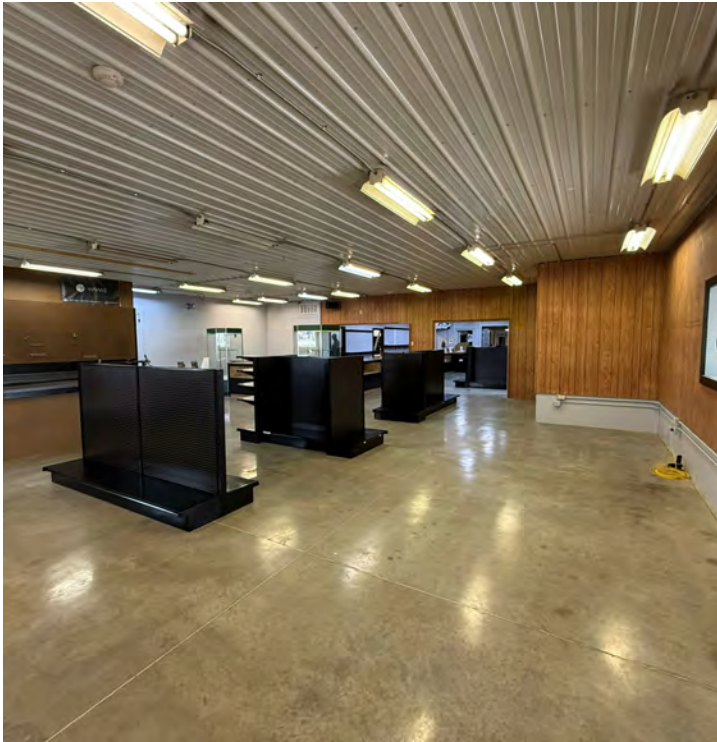
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ADDITIONAL PHOTOS

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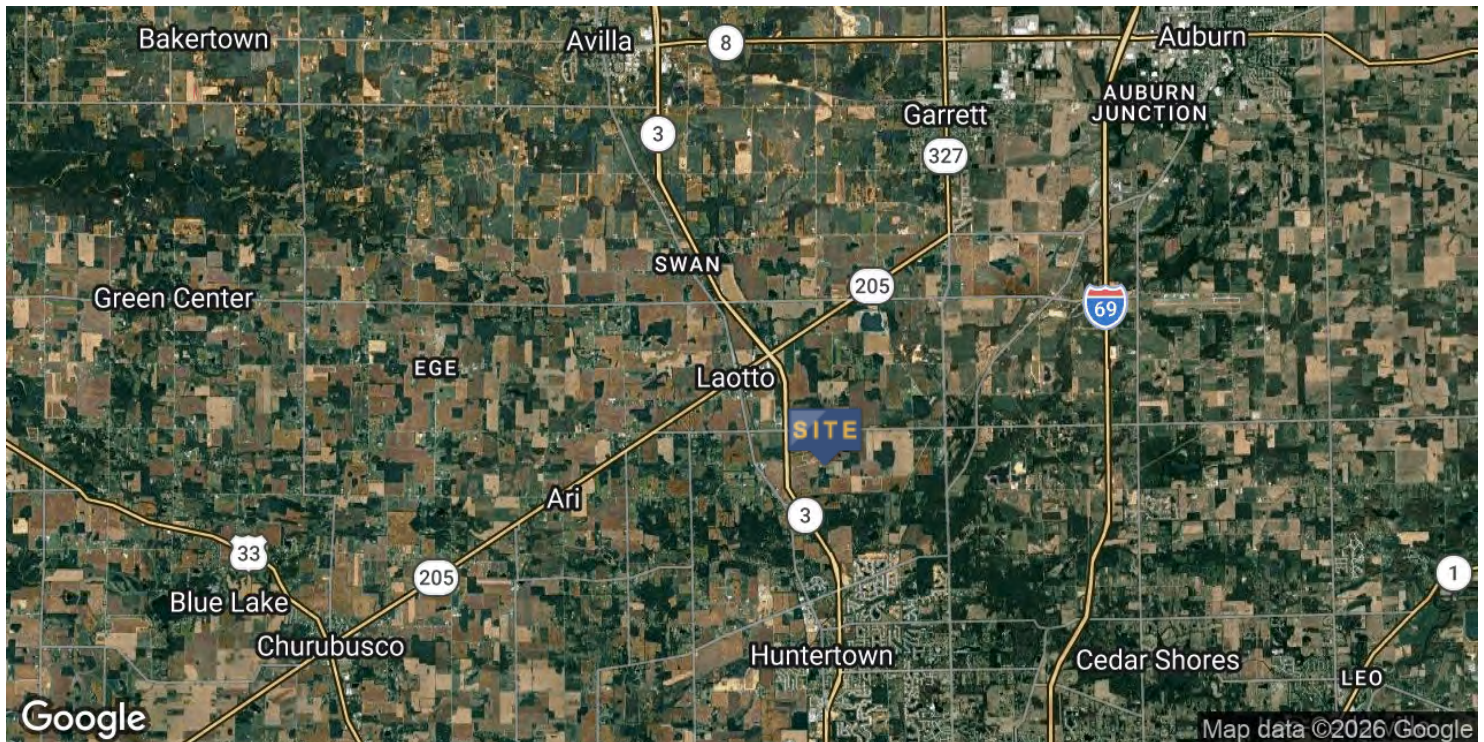
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LOCATION MAP

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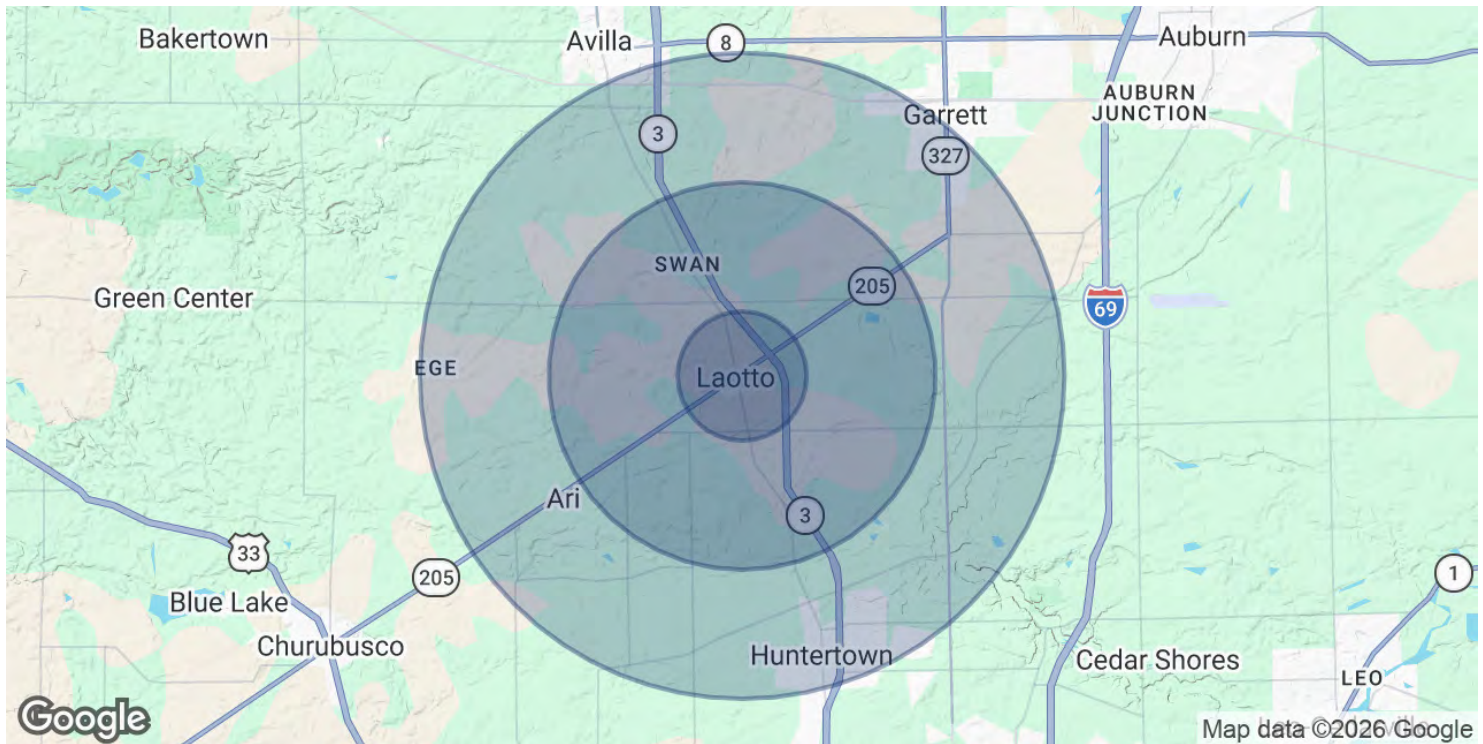
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DEMOGRAPHICS MAP & REPORT

7,640 SF FLEX BUILDING WITH SHOOTING RANGE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	226	2,476	12,256
Average Age	43.2	41.3	40.4
Average Age (Male)	47.2	44.9	40.3
Average Age (Female)	41.3	40.3	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	82	898	4,466
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$100,705	\$106,149	\$111,538
Average House Value	\$272,346	\$291,072	\$283,179

2023 American Community Survey (ACS)



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