

# Former Agricultural Supply Facility

546 N 1100 W, Wolcott, Indiana 47995

±5.8 Acres with Two Buildings - **PRICE REDUCED TO \$750,000**



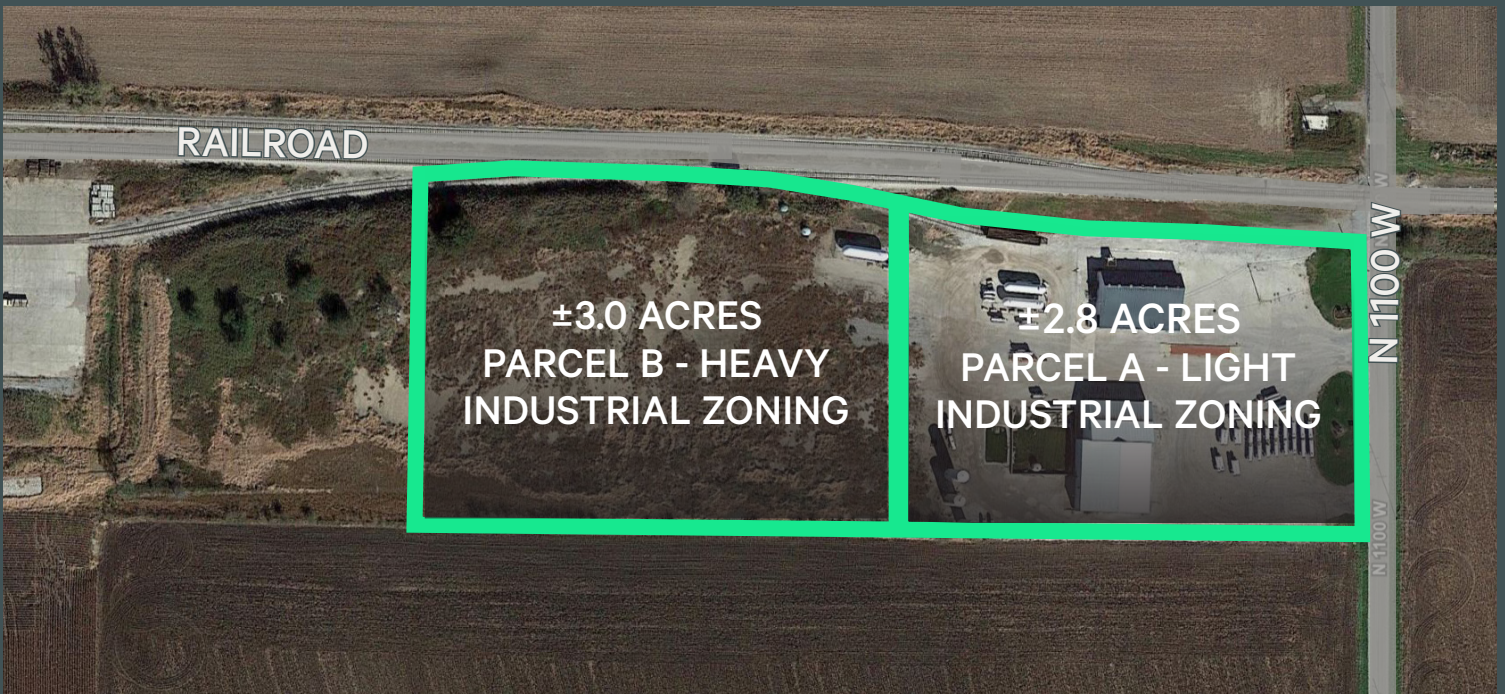
# Property Highlights:

- + Two Parcels (Total ± 5.8 acres)
- + Parcel A: ± 2.8 acres
  - Zoned Light Industrial (I-1)
- + Parcel B: ± 3.0 acres
  - Zoned Heavy Industrial (I-2)
- + 7,600 SF Building
  - Large shop/warehouse area with multiple access points
  - 16' Clear in the shop/warehouse
  - Five 14' drive-in doors
  - Gas heaters
- + 4,632 SF Building
  - Storage building with small office
- + Functional truck scale on the site
- + 1.5 miles from interstate I-65
- + Industrial zoning allowing a multitude of uses
- + **Price Reduction:** \$995,000 **\$750,000**

4,632 SF Storage Building



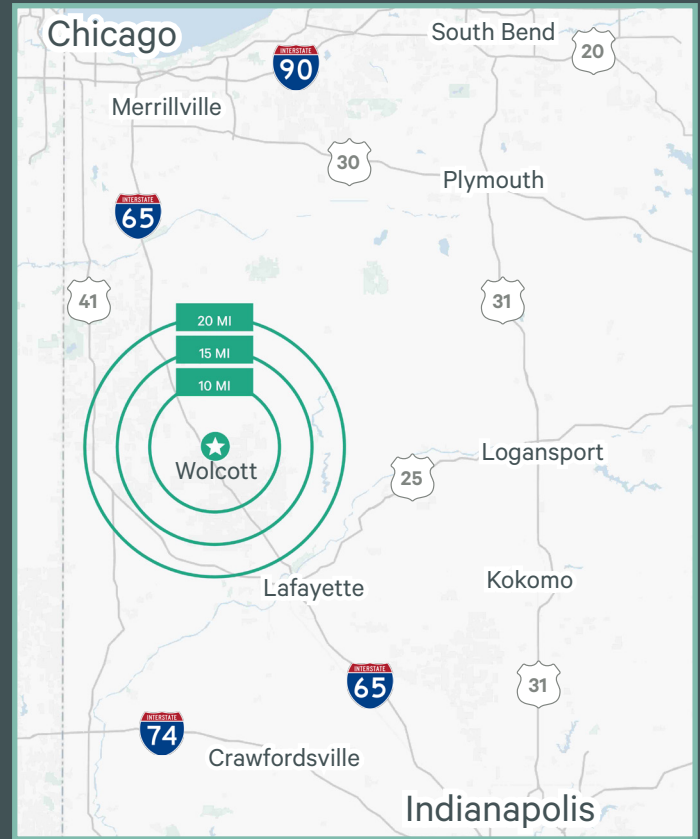
7,600 SF Shop/Warehouse Building



# Location Overview:

## Area Demographics (2024)

	10 Miles	15 Miles	20 Miles
Population	5,145	18,977	54,758
Household Income	\$91,971	\$82,621	\$86,401
Households	2,027	7,488	21,979
Avg Value of Owner Occ. Housing Units	\$227,372	\$215,905	\$236,719
Employees	3,546	11,002	23,208
Daytime Population	6,113	21,022	52,693



## Contact Us

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