

FOR SALE

2710 Franklin St, Michigan City, IN 46360



UPDATED MIXED-USE OFFICE



OFFERING SUMMARY

Sale Price:	\$369,900
Building Size:	4,454 SF
Lot Size:	7,516 SF
Number of Units:	3
Price / SF:	\$83.05
Year Built:	1904
Renovated:	1999
Zoning:	B2
Market:	Chicago-Naperville-Elgin
Submarket:	Northwest Indiana

PROPERTY OVERVIEW

Opportunity located along Michigan City's main thoroughfare is this well maintained early 20th century building that has undergone several transformations. The first floor of the building was carefully configured to serve as a law office for several decades with a large open reception area, three offices, conference room and private restroom. An 82' x 24', single-story addition with separate front entryway has been added with four private offices, a large meeting/break room (19'4"x13'4"), open work area, private restroom (separate mechanicals), additional side entry with an engineered access ramp, private parking and an attached, 24'x15' garage which served as additional leased space. The second floor has continually been occupied as a residential, 2 bedroom, 1 bath rental unit with its own utilities/mechanicals. Located along Michigan City's Public Transportation routes 1 and 3.

PROPERTY HIGHLIGHTS

- Well Maintained and Updated Mixed Use Office
- Located along Michigan City's Main Thoroughfare
- Live/Work or Multi Tenant Opportunity
- Private & Street Parking
- Low RE Taxes at \$0.81/SF

McCOLLY BENNETT COMMERCIAL ADVANTAGE

2107 N Calumet Ave
Valparaiso, IN 46383
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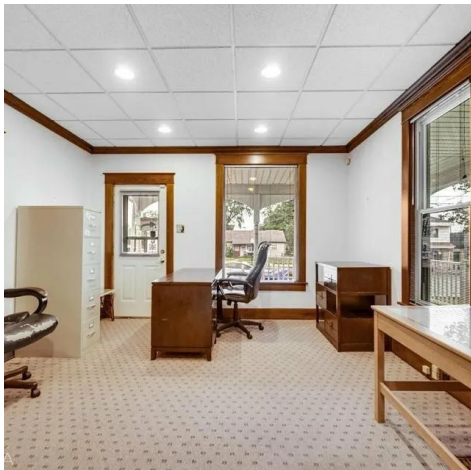
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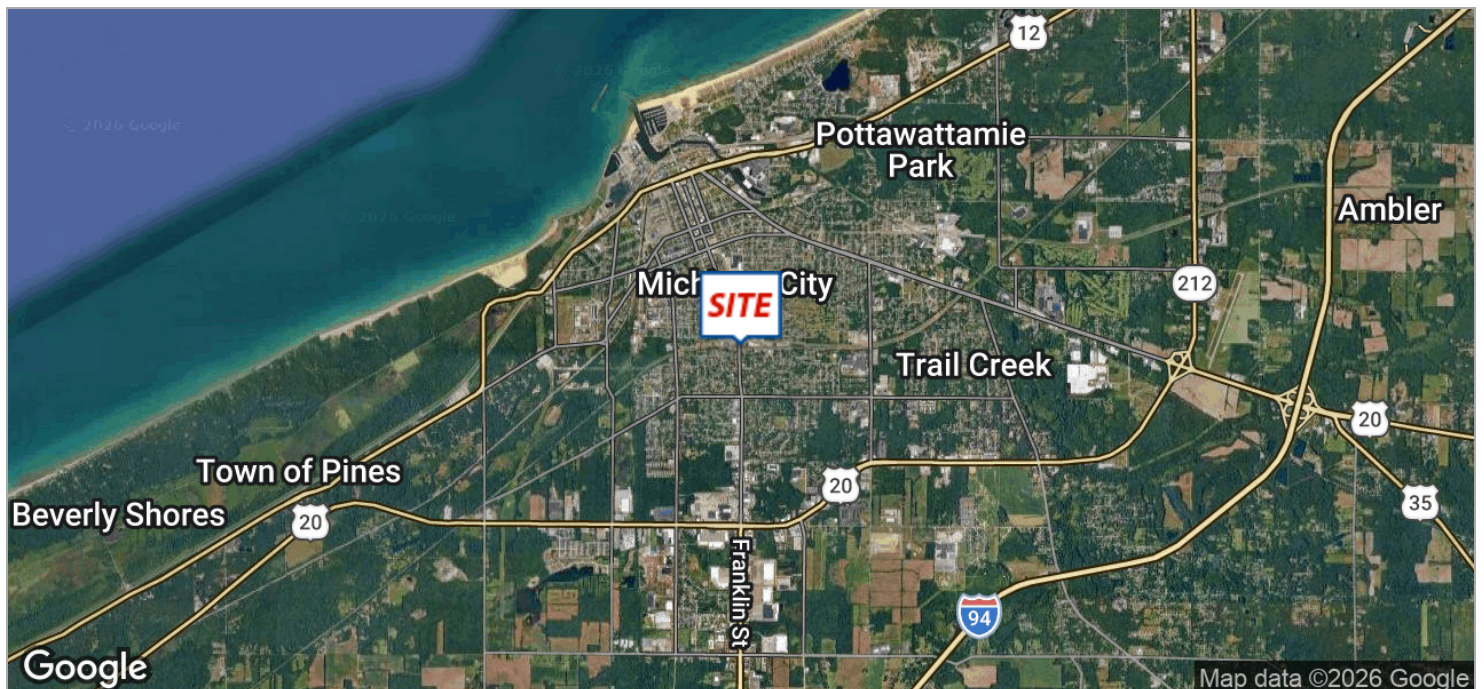
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