

Office Building for Sale

Presented by:

**Tim Donofrio**

717.333.5246

[tim@bigagentgroup.com](mailto:tim@bigagentgroup.com)

**BIG**



4042 W 82<sup>nd</sup> Ct, Merrillville, IN 46410

# Bach Investment Group

4042 W 82<sup>nd</sup> Ct, Merrillville, IN 46410

## Summary

- **Sale Price:** \$1,300,000
- **Price / SF:** \$169.27
- **Total Building SF:** 7,680
- **Lot Size:** 1.12 acres
- **Year Built:** 2008
- **Tenant:** Owner Occupied
- **Zoning:** C-2



Tim Donofrio  
717.333.5246  
[tim@bigagentgroup.com](mailto:tim@bigagentgroup.com)



# Bach Investment Group

4042 W 82<sup>nd</sup> Ct, Merrillville, IN 46410

## Property Highlights

- 6 offices, Conference room, Reception Area, Break Room, 2 Bathrooms, IT closet, Storage in rear & Security System
- Open layout provides for exceptional flexibility
- Meticulously maintained & landscaped
- Easily sub-divide into multi-tenant configuration or warehouse space
- Strategically located just south of Rt. 30 & 10 min from 65



Tim Donofrio

717.333.5246

[tim@bigagentgroup.com](mailto:tim@bigagentgroup.com)



# Bach Investment Group

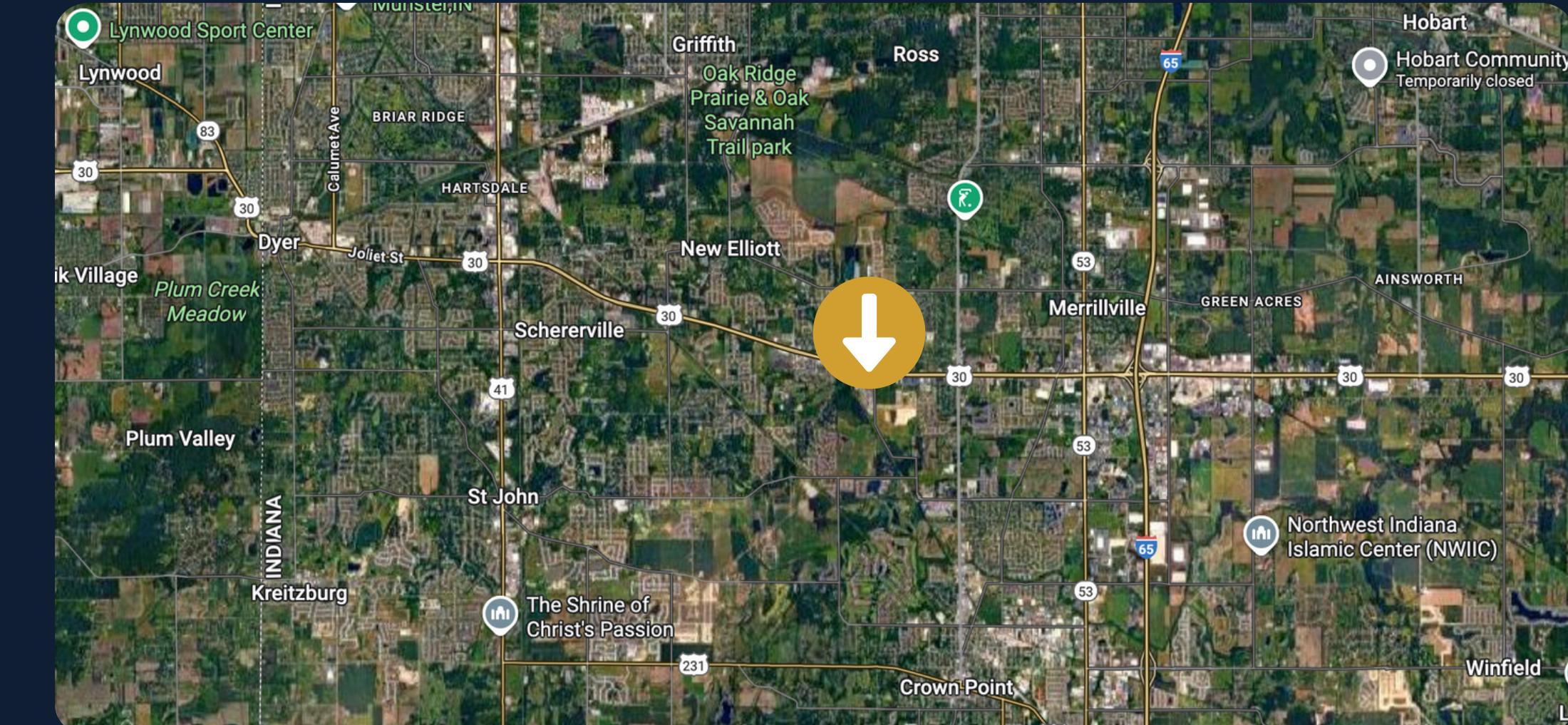
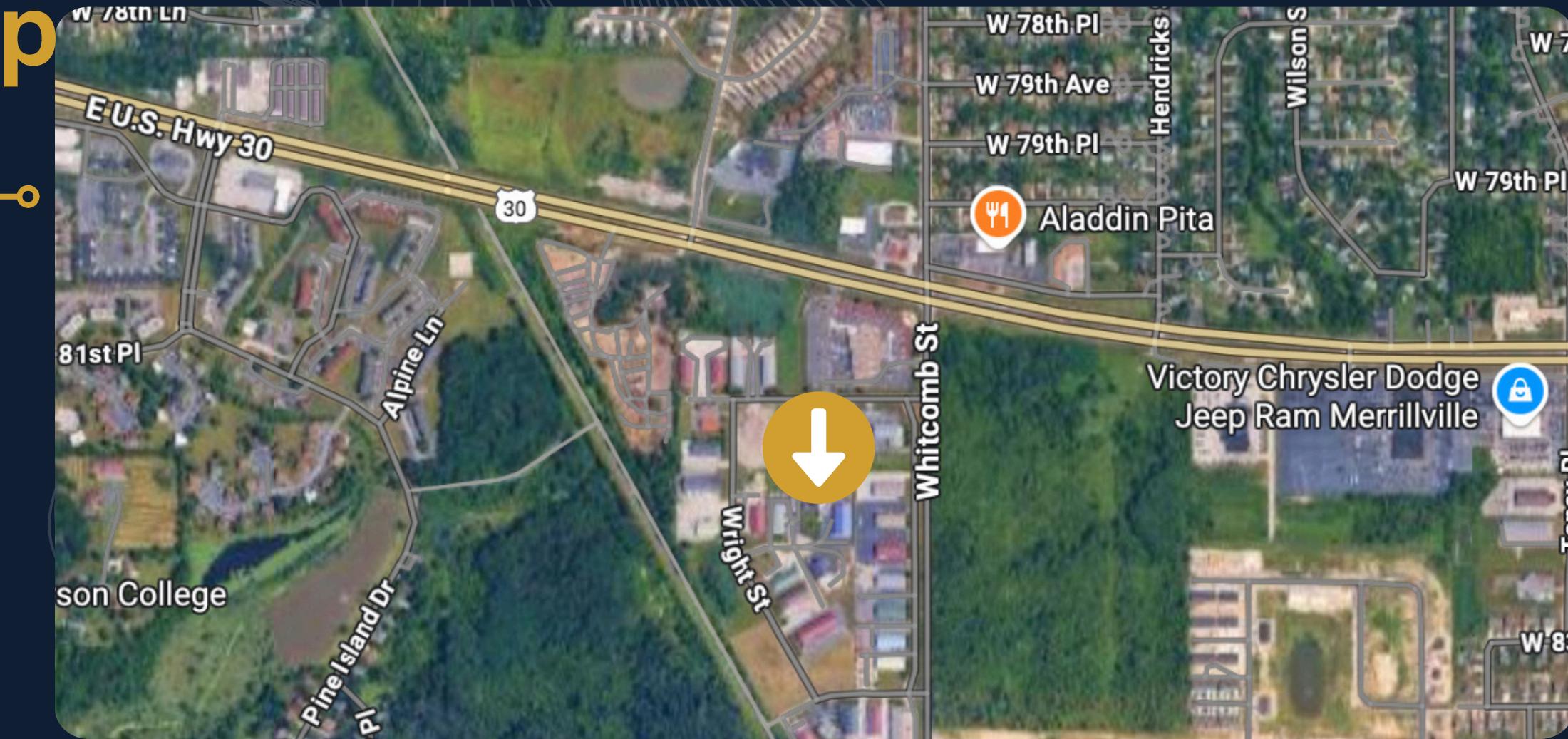
4042 W 82<sup>nd</sup> Ct, Merrillville, IN 46410

## Map Location

**BIG**

Tim Donofrio  
717.333.5246  
[tim@bigagentgroup.com](mailto:tim@bigagentgroup.com)

-4-



# Gallery

4042 W 82<sup>nd</sup> Ct, Merrillville, IN 46410

