



**RETAIL CENTER
FOR SALE**
920 W 500 S
BERNE, INDIANA



OVERVIEW : 920 W 500 S, Berne, IN

Leased Space: 5,000 SF

Total Building Space: 10,000 SF

Acreage: 6.39 Acres

Zoning: C-2 (Commercial Rural Business)

Sale Price: \$1,075,000.00



Dave Stemen

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BND**COMMERCIAL****RETAIL CENTER
FOR SALE**
920 W 500 S
BERNE, INDIANA**Property Highlights**

| | |
|-----------------------------|--|
| Parcel Number | 01-08-33-100-020.500-010 |
| Address | 920 W 500 S |
| City / County / State / Zip | Berne / Adams / IN / 46711 |
| Sale / Lease | Sale of Shopping Center |
| Total Building Size | 10,000 SF |
| Land Size | 6.386 Acres |
| Zoning | C-2 (<i>Commercial Rural Business</i>) |
| Number of Parcels | One |
| Dimensions | Approx. 619' W x 455.38' D |
| Frontage | Approx. 619' |
| Parking | Paved Parking for Approximately 80+ Vehicles |
| Traffic Count | Available upon request |
| Nearest Highway | US Highway 27 |
| Exclusions | None |

2023 DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Population | 1,225 | 6,357 | 11,319 |
| Avg. H/H Income | \$76,728 | \$75,679 | \$80,372 |

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

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COMMERCIAL

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Building Information

| | |
|-------------------|---------------------|
| Construction Type | Concrete Block |
| Construction Year | 2008 |
| Number of Floors | One |
| Roof | Flat |
| Foundation | Reinforced Concrete |
| Lighting | Fluorescent |
| Heating System | Gas Forced Air |
| Electric | 220 Volt |
| Air Conditioning | Central Air |
| Sprinkler System | Yes |
| Restrooms | 8 |
| Ceiling Height | 10' |

Sale Information

| | |
|---------------------|-----------------|
| Sale Price | \$1,075,000.00 |
| Terms | Cash at Closing |
| Annual Taxes | \$17,580.00 |
| Tax Year / Pay Year | 2024 / 2025 |

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