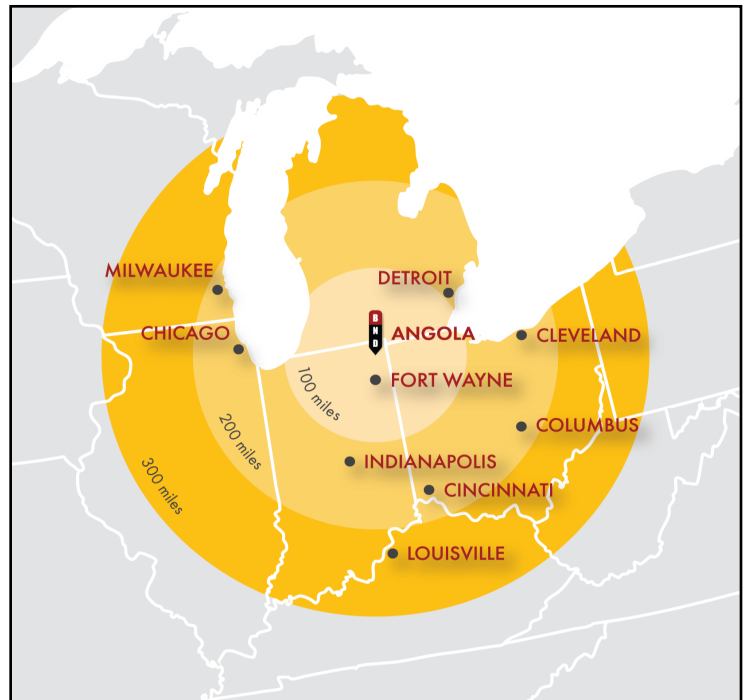


BND**COMMERCIAL****RETAIL / RESTAURANT
FOR SALE / LEASE****11,820 SF
310 WEST WENDELL JACOB AVE.
ANGOLA, INDIANA*****Price Reduced!*****HIGHLIGHTS:****Available Space: 11,820 SF****Total Building Size: 11,820 SF****Zoning: C2 - Limited Commercial****Open Interior with a Blank-Slate Layout****Ample On-Site Parking****15' Clear Ceiling Height****Reduced Sale Price: \$650,000****Lease Rate: \$6,000 / Month Triple Net****Alec Ramsey**
Cell: (260) 414-8415
ar@bnd.net**Jake Ramsey**
Cell: (260) 450-2916
jr@bnd.net**O. Karl Behrens, CCIM, SIOR**
Cell: (260) 410-3627
kb@bnd.net**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

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COMMERCIAL

RETAIL / RESTAURANT
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11,820 SF

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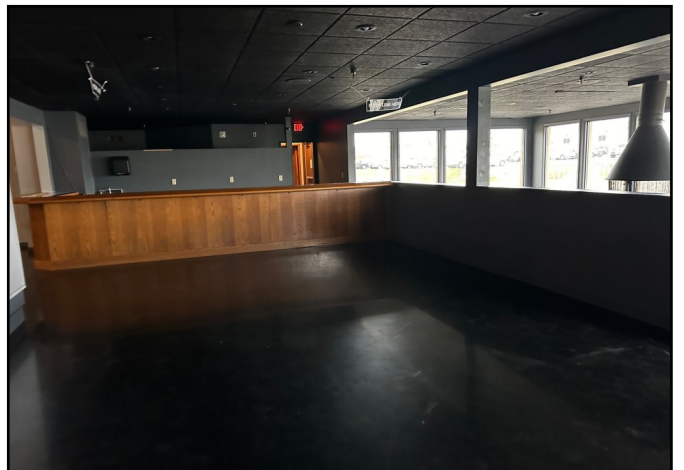
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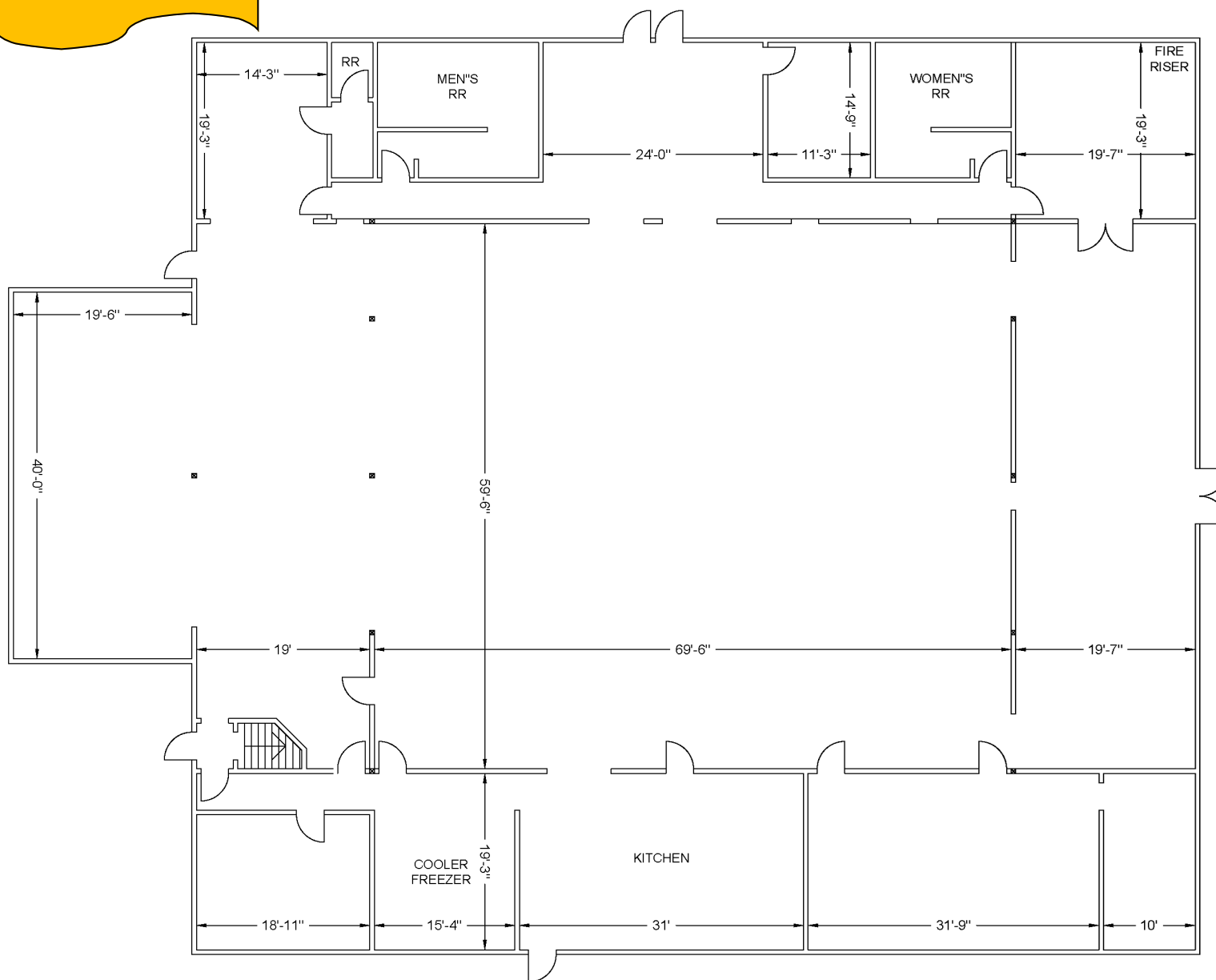
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Floor Plan



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11,820 SF
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ANGOLA, INDIANA**

Property Information

Parcel Number	76-06-11-000-045.000-012
Address	310 West Wendell Jacob Avenue
City / State / Zip	Angola / IN / 46703
Sale / Lease	Sale / Lease
Available Space	11,820 Square Feet
Total Building Size	11,820 Square Feet
Land Size	1.90 Acres
Zoning	C2 - Limited Commercial
Traffic Count	7,021 VPD (2025)
Parking	94 Paved Spaces
Distance to Highway	0.2 Miles to Hwy 127 (North Wayne St)
Distance to Interstate	2 Miles to I-69

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,329	11,360	18,503
Avg. H/H Income	\$89,607	\$91,641	\$98,599

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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ANGOLA, INDIANA**

Building Information	
Construction Type	Masonry
Construction Year	1985
Number of Floors	1
Roof	Metal
Foundation	Half Slab / Basement
Ceiling Height	15'
Heating System	Gas Forced Air
Air Conditioning	Yes
Electric	Yes
Sprinkler System	Yes
Restrooms	Yes
Signage	Yes

Utilities	
	Company
Gas	Northern Indiana Fuel and Light
Electric	NIPSCO
Water	City of Angola
Sewer	City of Angola

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Sale Information	
Reduced Sale Price	\$650,000
Terms	Cash at Closing
Annual Taxes	\$10,776.80
Tax Year / Pay Year	2025 / 2026

Lease Information	
Lease Rate RSF / Year	\$6.09 / SF / Year
Monthly Lease Rate	\$6,000 / Month
Term of Lease	5 - 10 Years
Type of Lease	Triple Net

Building Expenses		
	Responsible Party (Landlord / Tenant)	Estimated Expenses
Utilities	Tenant	User Specific
Property Tax	Tenant	\$0.83/ SF (2024/2025)
Building Insurance	Tenant	TBD
Janitorial	Tenant	User Specific
Interior Maintenance	Tenant	TBD
Common Area Maintenance	Tenant	TBD
Lawn / Snow	Tenant (Part of CAM)	TBD
Roof / Structure	Landlord	

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