

496 INDIANA 26

Frankfort, IN 46041



PROPERTY DESCRIPTION

Position your investment in Sedalia with this full-block, multi-unit commercial strip offering stable tenancy, flexible space, and future development upside. With 4,493 cars per day passing by, this Main Street location delivers consistent visibility and accessibility.

The property features a long-standing 400 SF United States Postal Service office anchor tenant, providing reliable foot traffic and community presence, a 12,000 SF (4,000 SF unfinished 2nd floor) large storage/warehouse area with a restroom, loading docks, ideal for logistics, trades, or light industrial users, and a vacant 4500 SF retail/office suite with a restroom shared with the post office ready for immediate occupancy or tenant customization.

Short-term lease in place, creating a near-term opportunity for repositioning or owner-user occupancy. Full block frontage, offering unmatched exposure and signage potential with room to add an additional unit with a loading dock, expanding income and functionality (subject to local approvals). This property is served by one electric meter, LP gas, and a well for water and a septic system (no city water or sewer fees). Landlord pays all expenses: electricity, LP, taxes, and building maintenance. The current income is \$542.50 from the United States Postal Service, and \$4,000 SF for \$2,300 from ADS Cabinets in the storage area.

Whether you're an investor seeking stable returns with upside or a business owner looking for a centralized location between Lafayette and Kokomo, this property offers versatility, visibility, and long-term potential in a small community setting.

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	0.6 Acres
Building Size:	17,116 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	65	342	1,598
Total Population	174	909	4,162
Average HH Income	\$132,977	\$121,696	\$99,024

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OFFICE BUILDING FOR SALE

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SHOOK COMMERCIAL
REAL ESTATE



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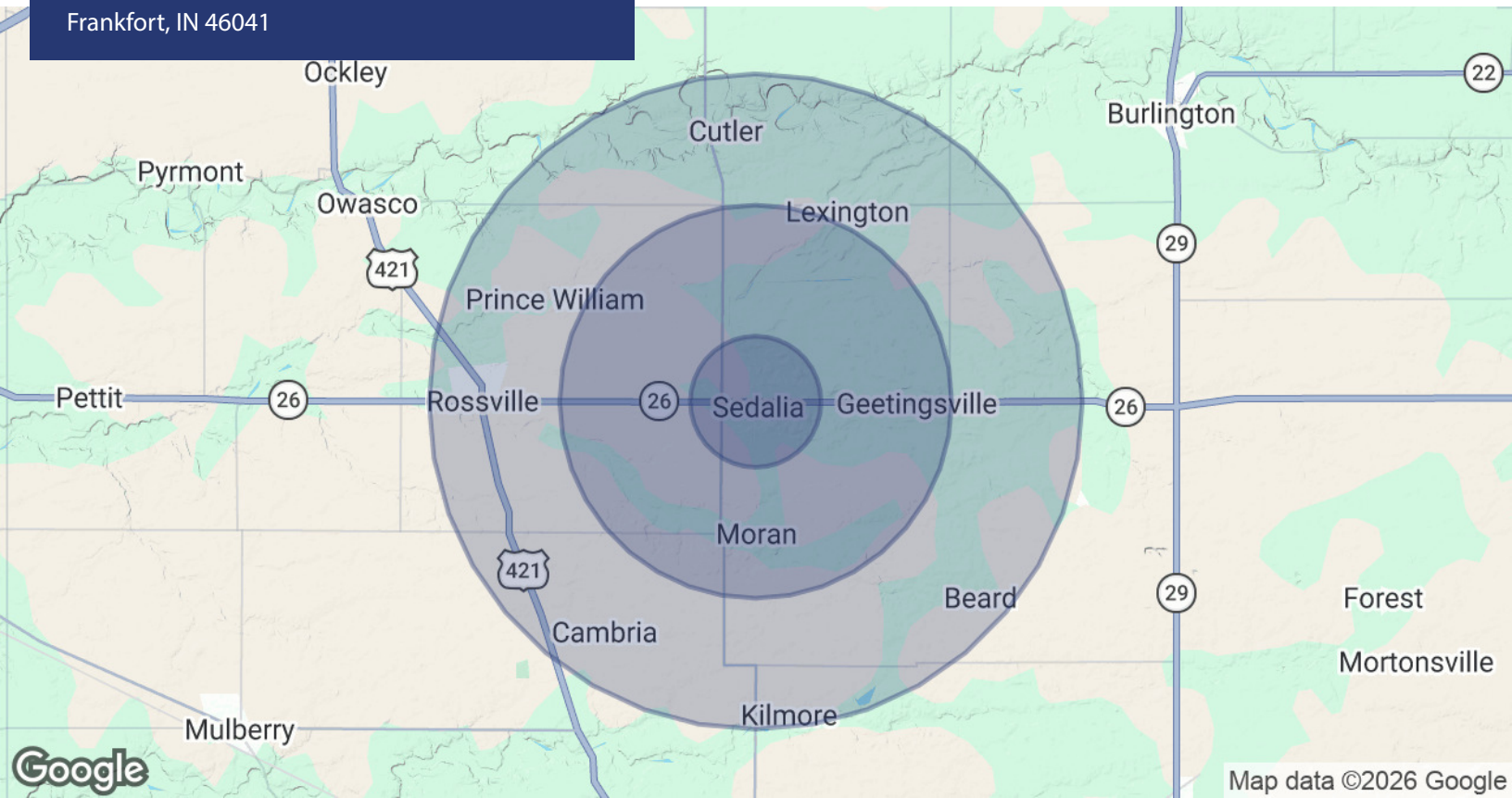
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	174	909	4,162
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	65	342	1,598
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$132,977	\$121,696	\$99,024
Average House Value	\$288,112	\$274,582	\$243,716

Demographics data derived from AlphaMap

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