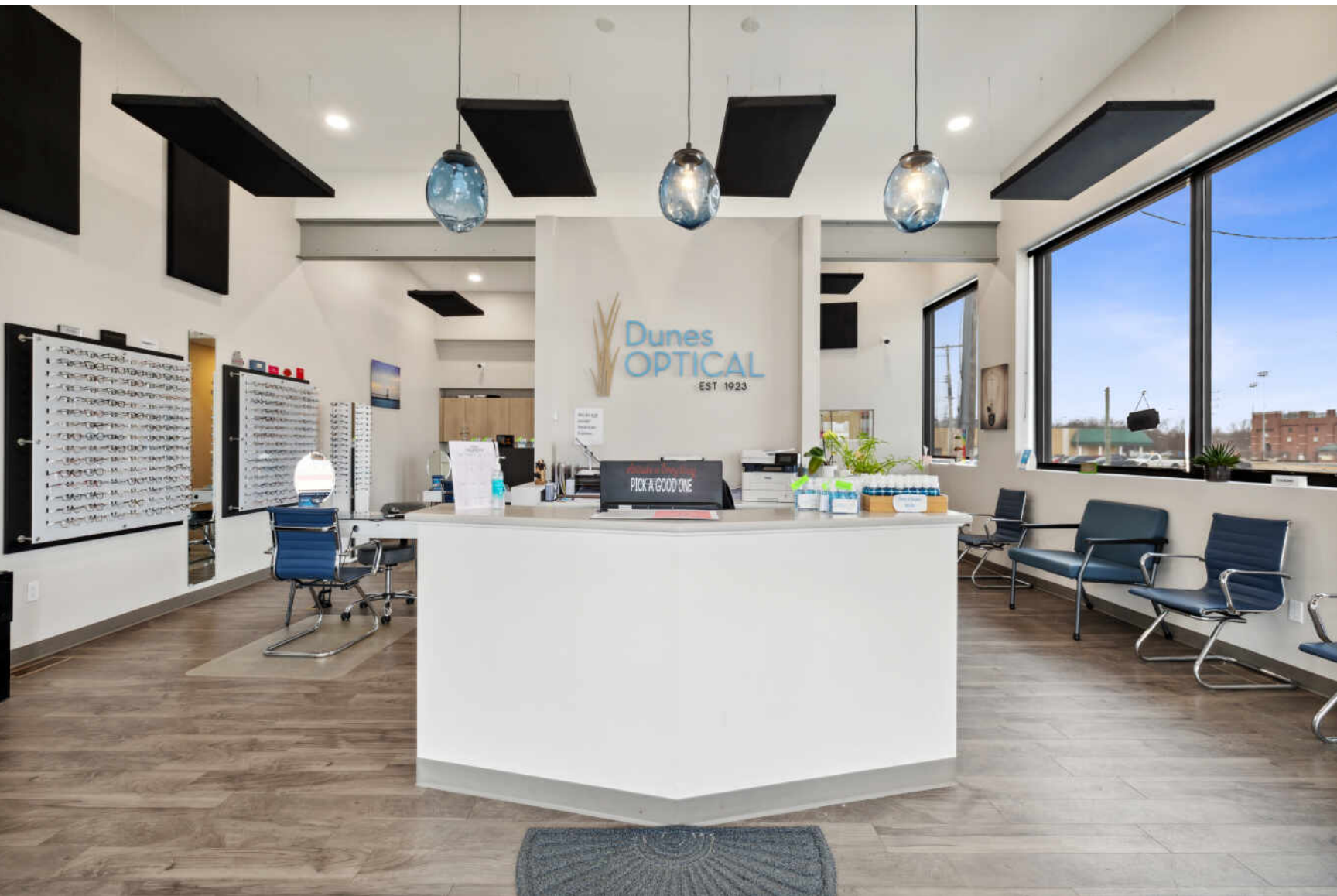


2701-03 FRANKLIN STREET
MICHIGAN CITY





BEAUTIFULLY PRESENTED, VIBRANT LOCATION

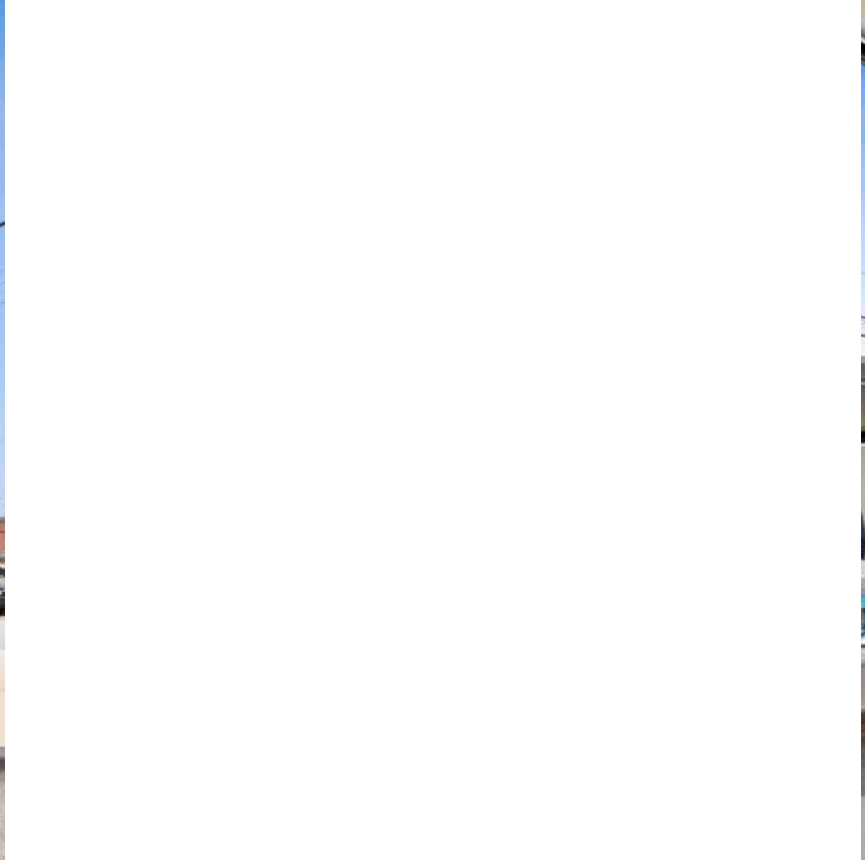
for this prized gem in your investment portfolio. A turnkey, multi-unit commercial property is in the heart of the booming Michigan City's downtown area. This classic building has been brought into modern times completely renovated in 2020 and 2021 from floor to ceiling. Perfectly positioned on a corner site that has high visible frontage on the main street of all main streets, Franklin St and within the MC Enterprise Zone. You will find intelligent updates throughout; 2-stage variable speed high-efficiency furnaces, 3 phase electric, all LED lighting, closed-cell insulation, and many more advanced features to finish this impressive property that will leave you worry-free for years to come. Feel secure with an optometric practice established in 1924 and an innovative salon as successful, long-term tenants. A high-return option and opportunity to acquire a proven income-generator in an established area today!

Offering Memorandum with Confidentiality Agreement available upon request.

TAXES: 2024 | \$3,549



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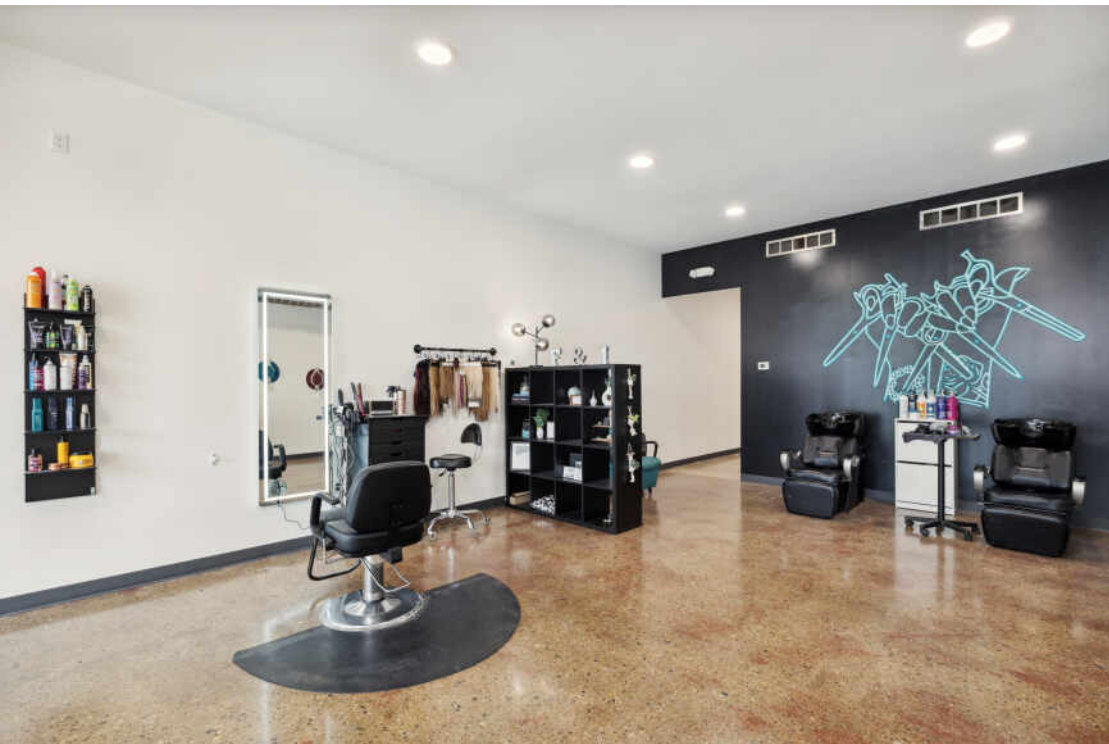
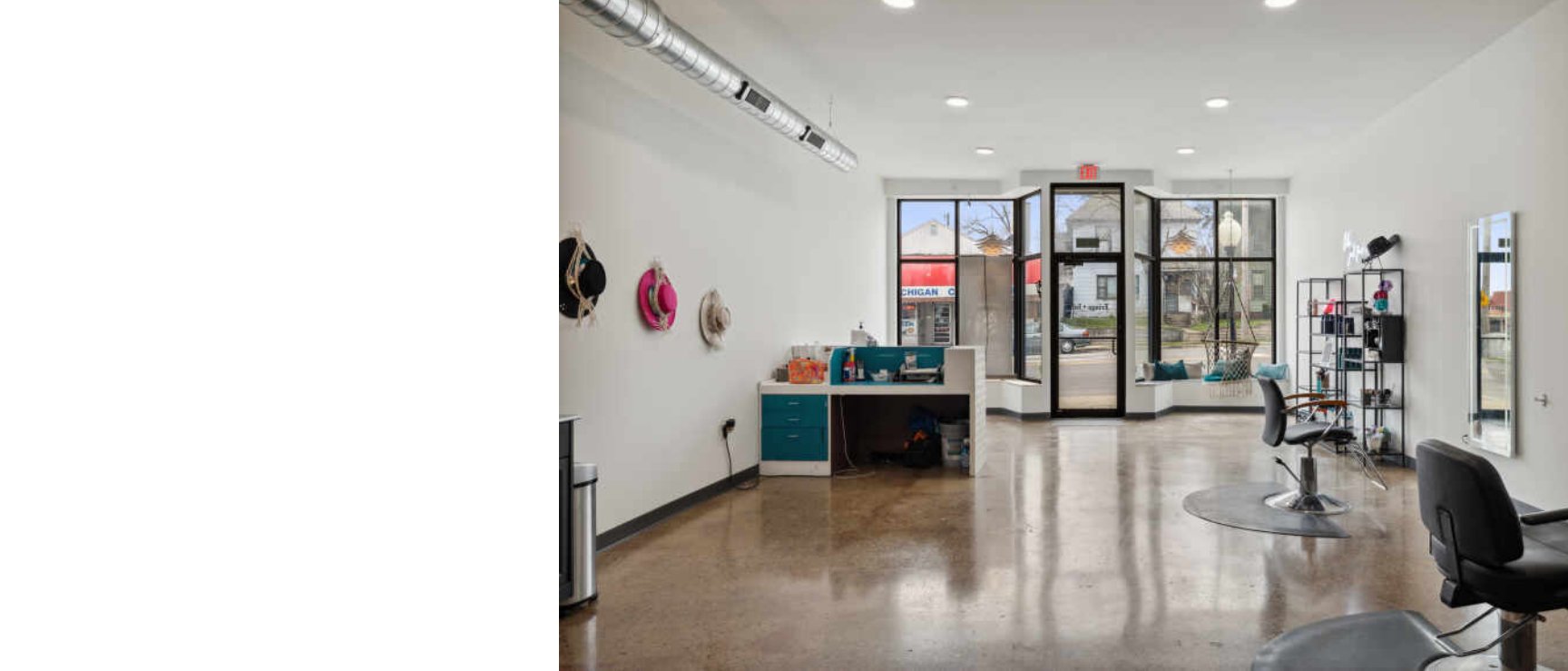
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SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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WITH PRISTINE BEACHES AND CLOSE PROXIMITY TO BOTH THE **INDIANA DUNES** AND THE SOUTH SHORE OF LAKE MICHIGAN, MICHIGAN CITY HAS IT ALL.

Home to the Old Michigan City Light, the community boasts one of the last remaining and oldest lighthouses in Indiana. Today, the Michigan City Historical Society operates the Old Lighthouse Museum for visitors to explore the historical landmark.

Residents take advantage of the many parks and beaches, as well as three golf courses. Washington Park is a local favorite, offering a beach, fishing, bird watching, hiking, picnic areas, sand volleyball, and ice skating in the winter. The nearby Washington Park Zoo is home to tigers, wolves, alligators, and grizzly bears. Michigan City's Blue Chip Casino Hotel Spa is a local getaway with a casino, dining options, and a spa. For shopping enthusiasts, the Lighthouse Place Premium Outlets features more than 100 factory stores in a park-like, village setting.

Michigan City real estate opportunities encompass beachfront cottages, grand vacation homes, and custom homes in gated resort communities.

The Michigan City Transit runs a local bus route, and both Amtrak and the South Shore Line offer daily service from Michigan City to Chicago.



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

