



<b>Number Of Units Total:</b>	3	<b>Sub-Type:</b>	Mixed Use
<b>Building Area Total:</b>	12,106	<b>Zoning Description:</b>	North
<b>Building Area Source:</b>	Assessor	<b>Subdivision Name:</b>	Wood Lawn Terrace
<b>Stories:</b>		<b>Lot Size Acres:</b>	0.287
<b>Property Attached YN:</b>		<b>Lot Size Square Feet:</b>	12,502
<b>Accessibility Features YN:</b>		<b>Lot Size Source:</b>	Assessor
<b>Basement YN:</b>	No	<b>Parking Total:</b>	7
<b>Common Interest:</b>		<b>Waterfront YN:</b>	No
<b>Exclusions:</b>		<b>Water Body Name:</b>	
<b>Year Built:</b>	1946		
<b>Year Built Details:</b>			
<b>Historical MLS number:</b>			

**Public Remarks:** Great investment opportunity offered below market value! This established corner-lot commercial property is located in a high-traffic area along Calumet Avenue and offers over 12,000 square feet of versatile space. The building provides potential for up to 7 separate retail/commercial units, making it ideal for investors or owner-users seeking strong income potential once fully occupied. Additional value includes garage space accommodating 9+ vehicles, allowing for mixed-use possibilities, storage, or tenant amenities. Excellent visibility, flexible layout, and upside potential make this a solid value-add opportunity.

**Directions:** From 80/94 take Calumet Ave North. Property is on the East side of Calumet across from Walgreens.

**Cross Street:**

**Latitude:** 41.581566 **Longitude:** -87.508665

**Public Historical Remarks:**

<b>Listing Date:</b> 01/27/2026	<b>Listing Agreement:</b>	Exclusive Right To Sell	<b>Status Change Timestamp:</b> 01/27/2026
<b>Contingent:</b>		<b>Original List Price:</b>	\$479,400
<b>Offer Acceptance Date:</b>	<b>Seller to consider offering concessions:</b>	<b>List Price:</b>	\$479,400
<b>Back on Market Date:</b>		<b>Close Price:</b>	
<b>Close Date:</b>		<b>Buyer Financing:</b>	
	<b>Comp Sale YN:</b>	<b>Concessions:</b>	
	<b>Earnest Money Deposit:</b> \$5,000		
	<b>Listing Terms:</b>	Cash; Conventional	

<b>Auction:</b> No	<b>Tax Annual Amount:</b> \$12,048.62	<b>Parcel Number:</b> 450707351019000023
<b>Auction Details:</b>	<b>Tax Year:</b> 2025	<b>Add'l Parcels:</b>
	<b>School District:</b> Hammond	<b>Add'l Parcels</b>
	<b>Elementary School:</b>	<b>Desc:</b>
	<b>Middle/Jr School:</b>	<b>Tax Legal Description:</b> WOODLAWN TERRACE ALL
	<b>High School:</b>	LOTS 7,8,9 & 10 BL.1

**Accessibility Features:**

**Appliances:**

**Basement:**

**Building Features:** Freight Elevator(s); Mixed Use; Multi Tenant; Private

Restrooms; Public Restrooms

**Construction Materials:** Brick

**Cooling:** Central Air; Zoned

**Current Use:** Vacant

**Documents Available:**

**Electric:** 200+ Amp Service; Circuit Breakers

**Exemption Information:** Exemption YN: No

**Exterior Features:**

**Flooring:**

**Foundation Details:**

**Frontage Type:**

**Green Energy Generation:**

**Heating:** Forced Air; Natural Gas

**Income and Expenses:**

**Interior Features:**

**Laundry Features:**

**Lot Features:**

**Owner Pays:** Taxes

**Parking Features:** Garage Door Opener; Garage Faces Rear; On Street; Paved

**Possession:** Close Of Escrow; Negotiable

**Possible Use:** Automotive; Commercial; Investment; Mixed Use; Nursery; Office;

Place of Worship; Retail

**Public Survey Details:**

**Rail Availability:** None

**Roof:** Other

**Security Features:**

**Sewer:** Public Sewer

**Special Licenses:**

**Special Listing Conditions:** Third Party Approval

**Tenant Pays:** All Utilities

**Utilities:** Cable Available; Electricity Connected; Natural Gas Available; Natural Gas Connected; Sewer Connected; Water Connected

**View:**

**Water Source:** Public

**Waterfront Features:**



**Nickolas Witvoet**  
License#: RB20001582  
Listing Leaders Northwest  
8338 Kennedy Ave  
Highland, IN 46322  
219-718-7674  
219-961-5478  
[nick.witvoet@outlook.com](mailto:nick.witvoet@outlook.com)