



The Van Buren

301 W Van Buren St
Columbia City, IN 46725

RETAIL/COMMERCIAL

FOR SALE

Historic Venue Downtown Columbia City

The Van Buren is an iconic building in downtown Columbia City, IN, that beautifully combines classic charm with modern functionality. This well-preserved structure features three floors of space, each renovated for today's businesses and events.

The first floor is an event venue, providing a stylish and flexible setting for gatherings of all sizes. The second floor offers short-term office leases, giving businesses a convenient and professional environment. On the third floor, there are high ceilings offering plenty of natural light, with part of the space leased to a church.

Property Highlights

- ▶ 18,536 SF on 0.17 AC
- ▶ Fully sprinklered
- ▶ Recent updates include roof, windows, electrical and plumbing
- ▶ 2nd & 3rd floor are income producing with short-term leases
- ▶ Current income \$3,455/month
- ▶ **FOR SALE: \$575,000**

ANDREW ECKERT

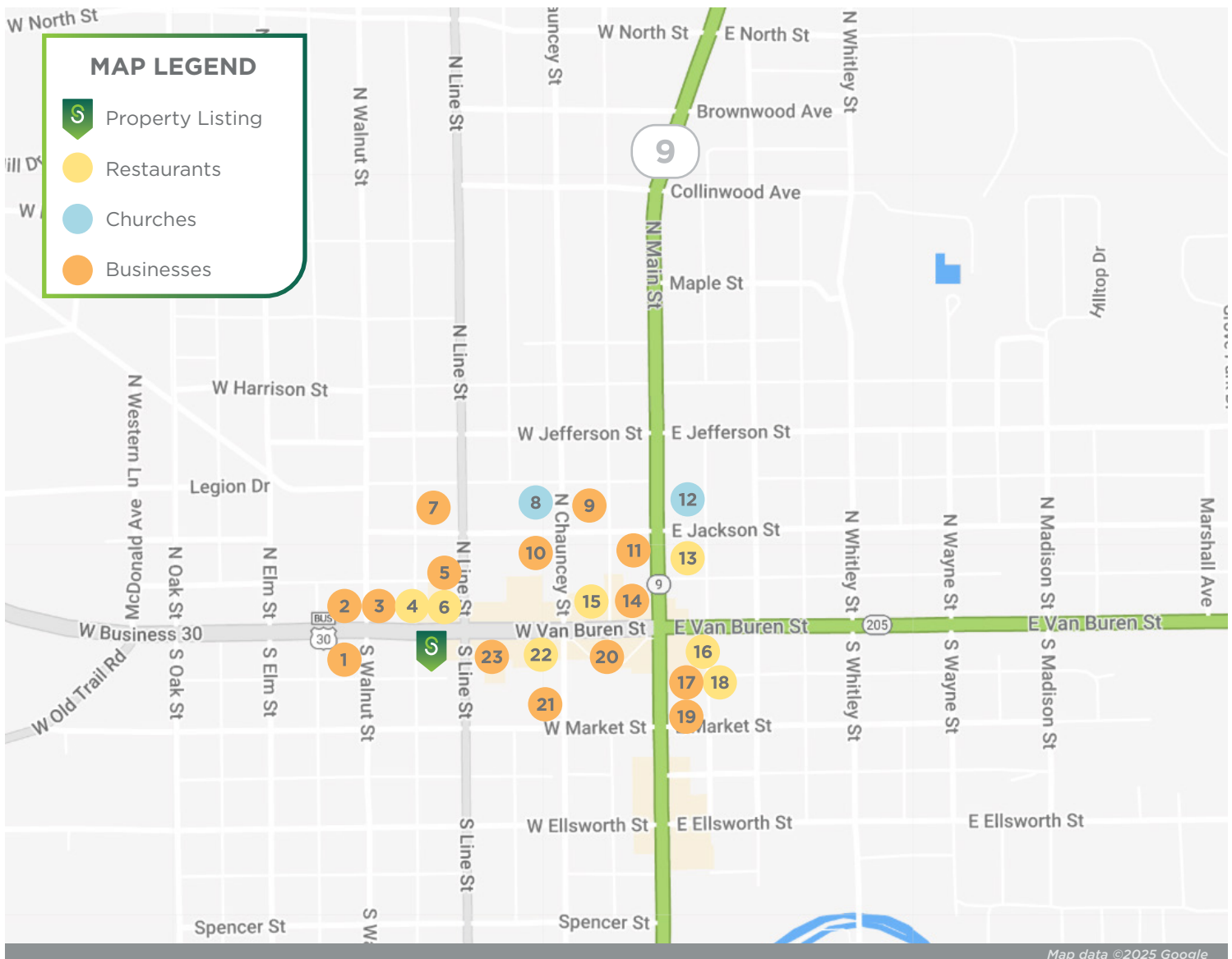
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Nearby Businesses

- | | | |
|-------------------------------------|-------------------------------|--------------------------------------|
| 1. Rhoades Automotive | 9. The Shops @ The Sanctuary | 17. Ozara's |
| 2. A Treasure Garden | 10. United States Post Office | 18. The Square |
| 3. House of Style | 11. Vintage Blessed | 19. Horizon Bank |
| 4. The Junction Cafe and Home Decor | 12. Grace Lutheran Church | 20. Whitley County Government Office |
| 5. The Kitchen & Company | 13. Brew'ha Coffee House | 21. Columbia City Police/Fire |
| 6. Domino's | 14. Star Financial Bank | 22. Moo-Over |
| 7. Chamber of Commerce | 15. Pickles Cafe | 23. Running Around Screen Printing |
| 8. Community of Hope | 16. Blue Moon Bakery | |

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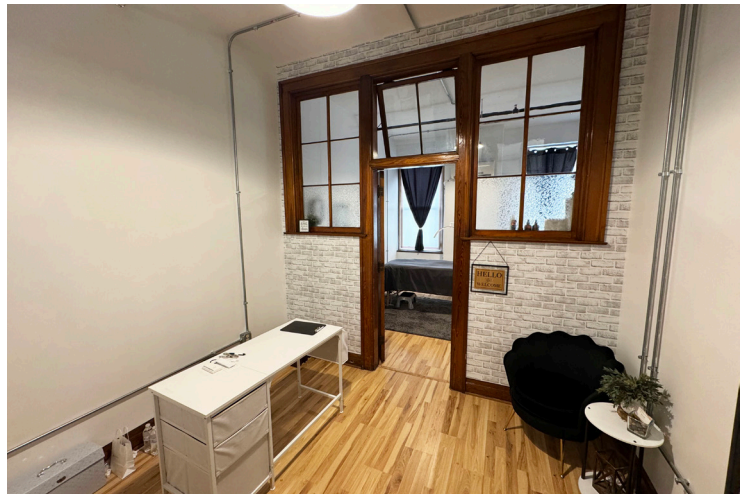
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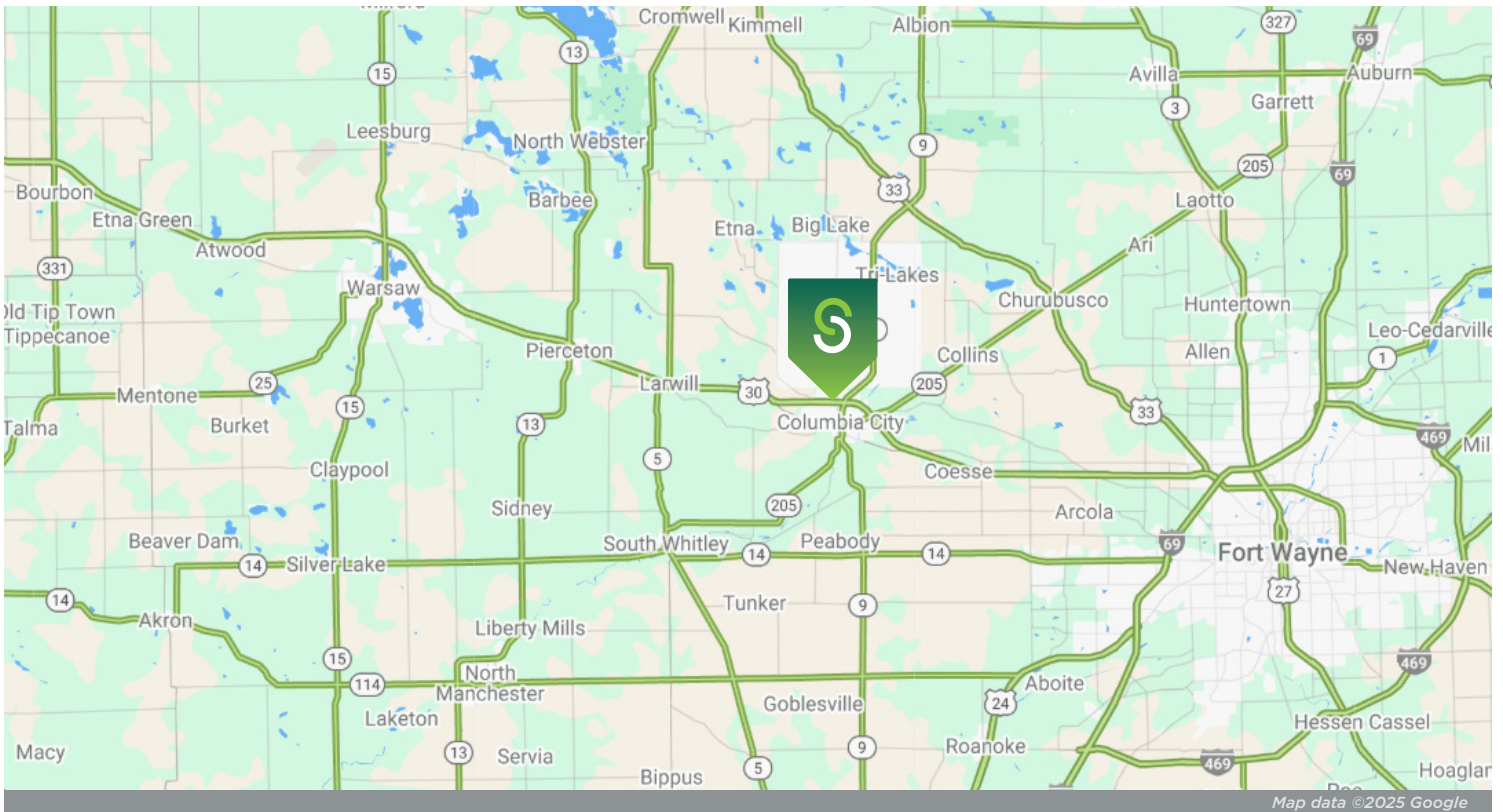
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PROPERTY INFORMATION

Address	301 W Van Buren St
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-10-546-102.001-004
2024 Tax/Payable 2025	\$7,518.60



SALE INFORMATION

Price	\$575,000
Terms	Cash at closing

SITE DATA

Site Acreage	0.17
# of Parcels	1
Zoning & Description	CB - Central Business
Land Access	Public
Nearest Interstate	I-69, US 30
Parking Description	Street
Cross Street	S Line St
Traffic Count	5,000

UTILITIES

Electric Provider	City of Columbia City
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Columbia City
High Speed Data	Available

ADDITIONAL INFORMATION

- Historic building in downtown Columbia City
- All three floors completely remodeled in 2017
- Income producing

BUILDING INFORMATION

Property Type	Retail/Commercial
Total Area SF	18,536
Tenancy	Multiple, short-term leases
Occupancy Rate	2nd & 3rd floor partially occupied
Year Built	1904
Year Renovated	2017
# of Stories	3, plus basement
Construction Type	Wood/brick
Roof	Flat
Floor	Wood
Heating	Central (gas)
A/C	Central (multiple condensers)
Sprinkler	Yes
Lighting	LED
Ceiling Height	10' - 12'
Electric Service	Single phase/800amp
ADA Compliant	Yes
Elevators	Yes
Signage	Building façade, window
Restrooms	One set per floor
High Speed Data	Available
Floor Coverings	Wood/carpet
Ext. Finish	Brick

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

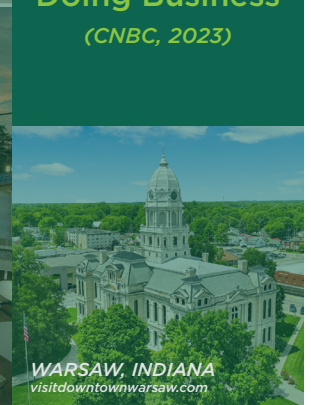
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



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Senior Broker



Neal Bowman, SIOR
Senior Broker



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.