

BND

COMMERCIAL

MULTI-FAMILY / 18 UNITS FOR SALE

117 S. BROADWAY STREET
NORTH BUTLER, INDIANA



OVERVIEW:

- 14,238 SF Building – 3 Floors

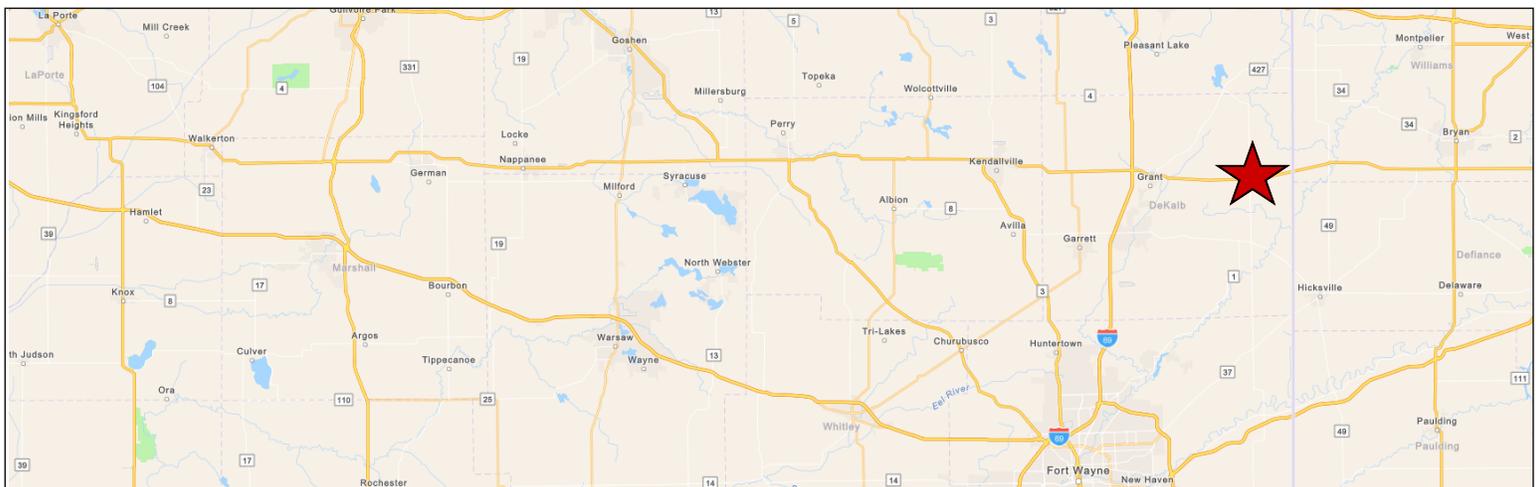
- 18 Apartments

- 0.301 Acres

- Formerly Used as Exclusive Housing for Local Manufacturing Company

- Recently Renovated

Sale Price: \$785,000



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NORTH BUTLER, INDIANA****Property Information**

Address	117 South Broadway Street
City/State/Zip	Butler / Indiana / 46721
Sale Price	\$785,000
Terms	Cash at Close
Annual Taxes	\$5,808.04
Tax Year / Pay Year	2024 / 2025

Building Information

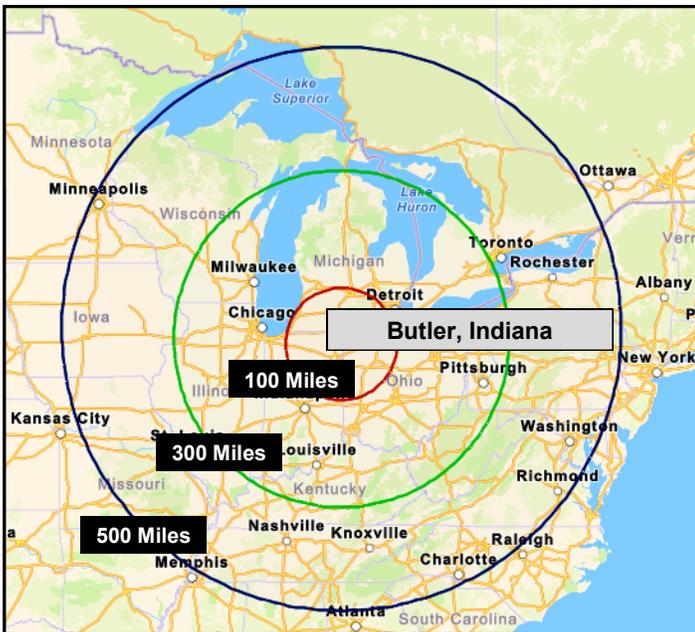
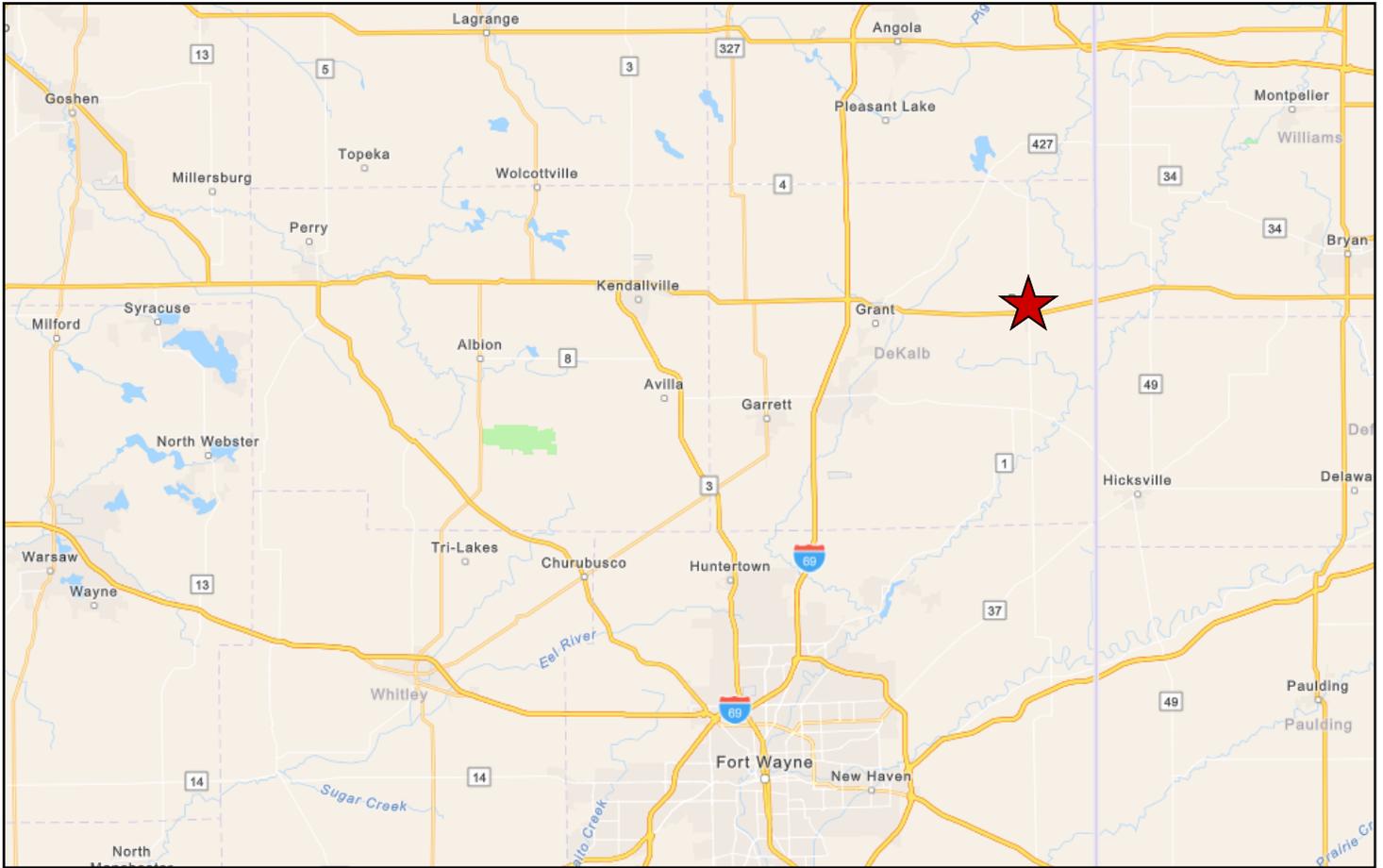
Total Building Size	14,238 SF - Each Floor 4,746 SF Plus Basement
Zoning	General Business
Construction Type	Wood Frame, Brick Exterior
Construction Year	1900, 1975 and 2022 Extensively Remodeled
Number of Floors	Three Plus Basement
Roof	Flat, Built-Up Rubber - Touched Up in 2022 Renovation
Heating System	Boiler Heat System
Air Conditioning	Window Units Only
Sprinkler System	Yes
Parking	Surface - Adjacent
Former Use	Employee Housing

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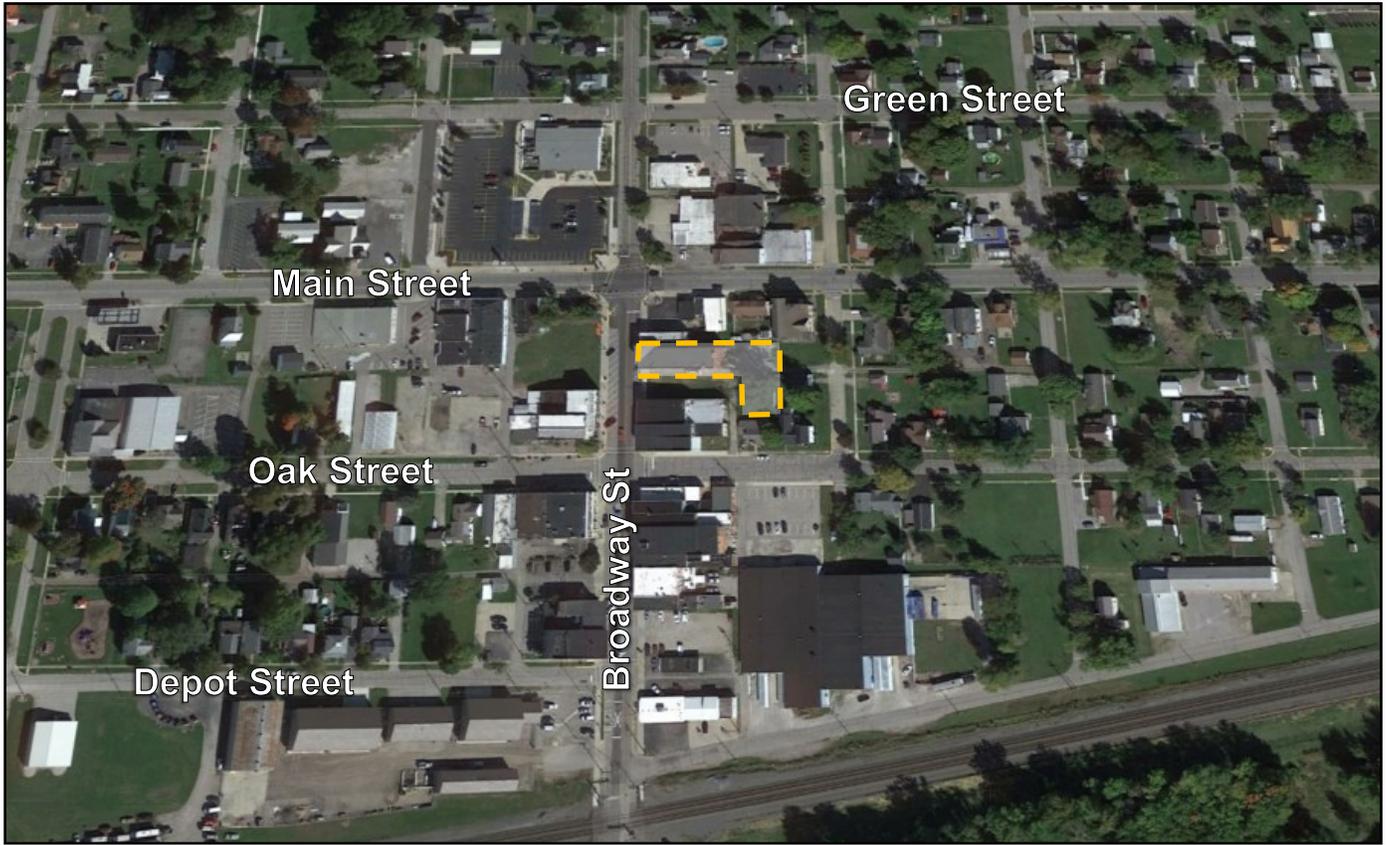
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	1 Mile	3 Miles	5 Miles
Population	2,657	3,444	4,751
Avg. H/H Income	\$75,765	\$82,846	\$88,316

DEKALB COUNTY 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	201	8,128	20,298
Avg. H/H Income	\$114,235	\$94,660	\$88,934

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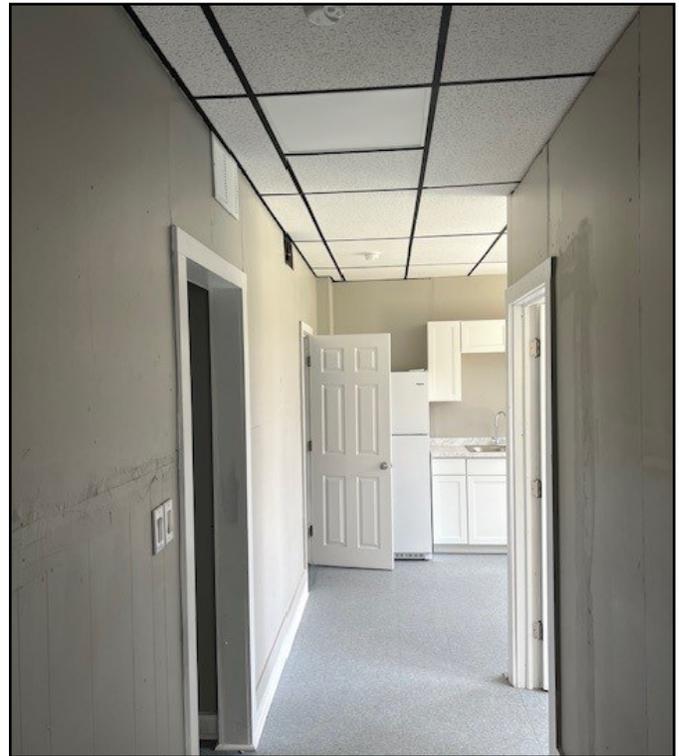
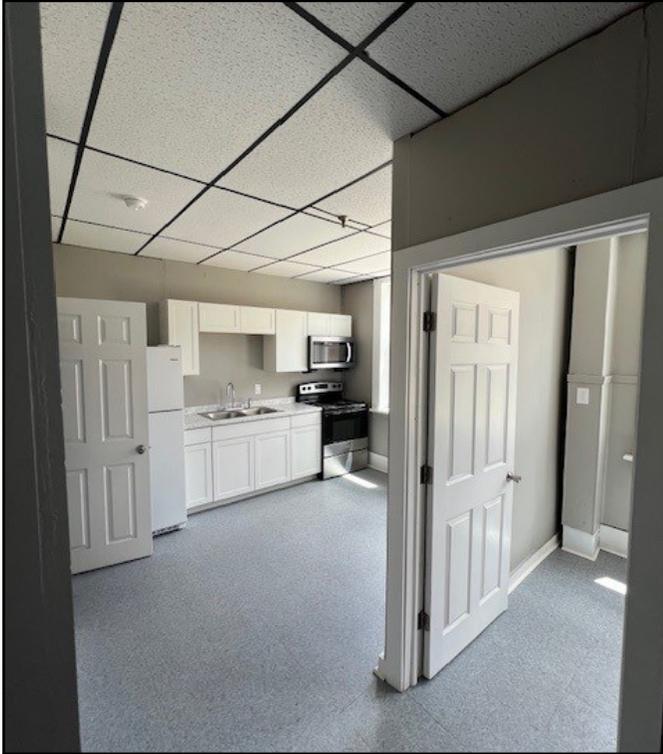
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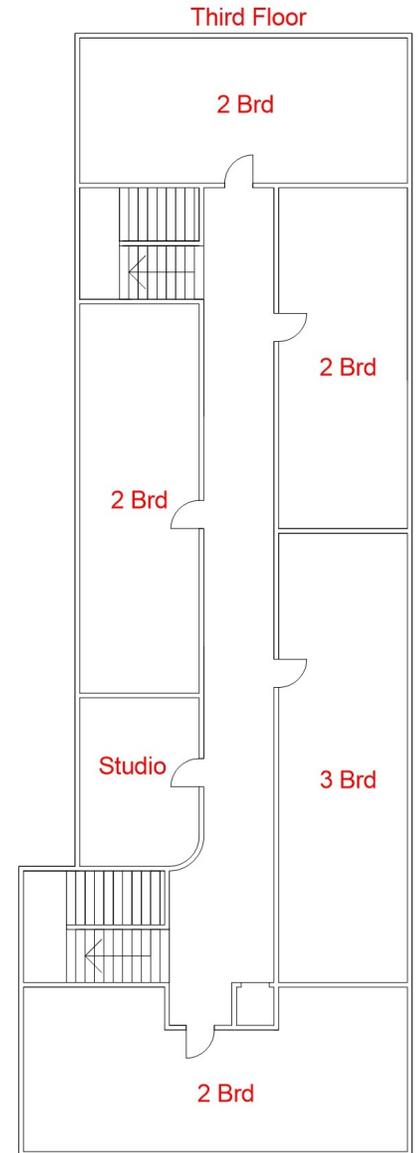
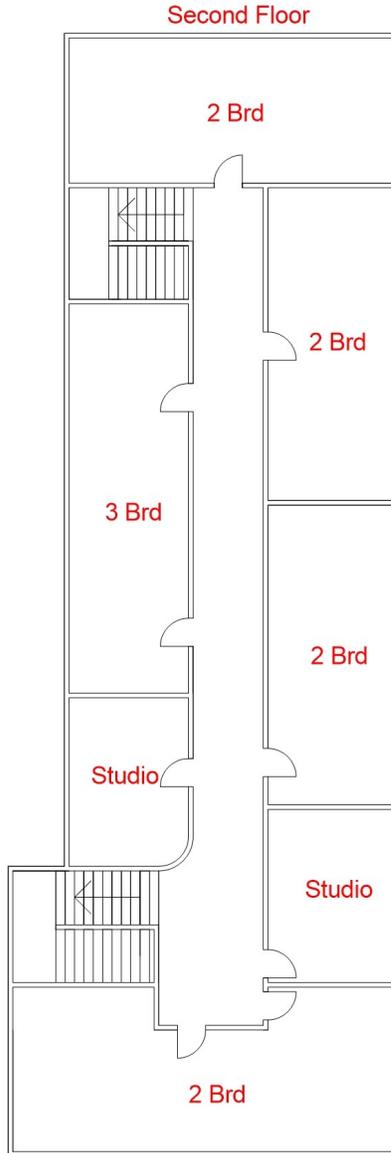
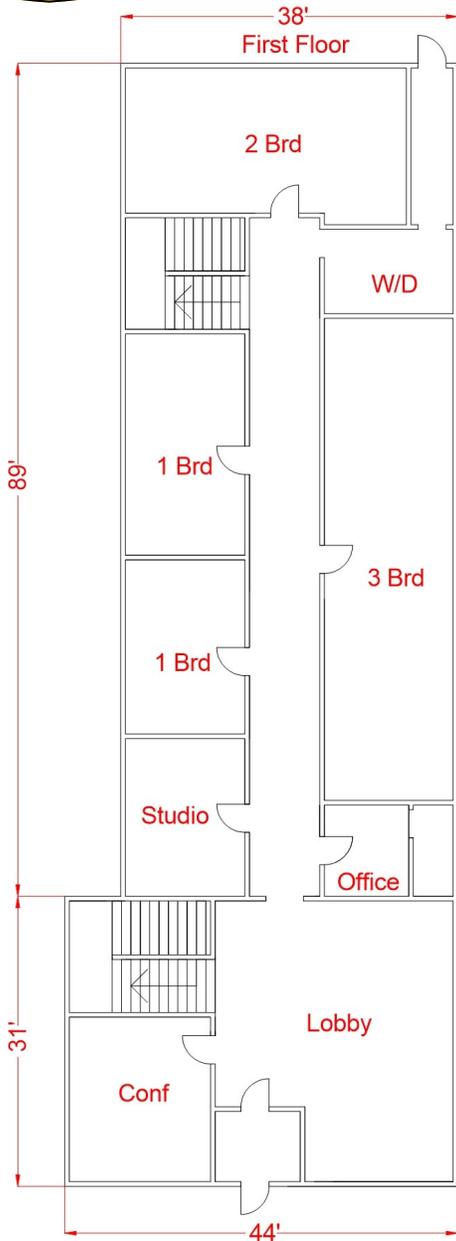
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Floor Plan



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