



McCOLLY BENNETT
COMMERCIAL *advantage*



SALE

**3400 GRANT
ST**

**3400 Grant St
Gary, IN 46408**

3400 Grant Street, Gary, Indiana 46408 is a single-tenant retail building currently built for a Subway restaurant. The Subway location functions as a fast-casual quick-serve restaurant operated under franchise ownership. The site is located along Grant Street, a commercial corridor in the city of Gary and serves local residents and commuter traffic. Subway restaurant can be available as part of a sale, or they can vacate to facilitate an owner operator.

Investment Overview

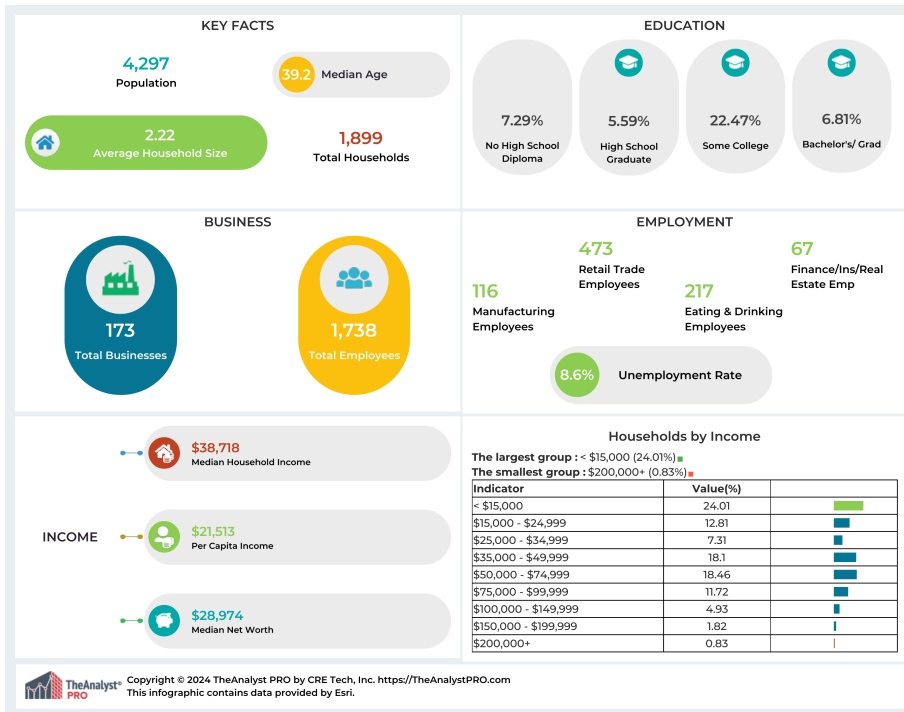
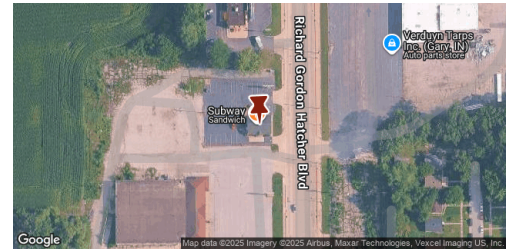
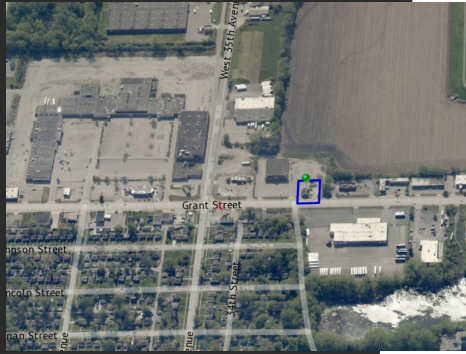
This asset represents a retail net lease investment with an operating franchise tenant. It provides potential stable rental income for an investor focused on retail cash flow and can appeal to net-lease buyers targeting franchise-leased properties.

PURCHASE PRICE:
\$300,000.00

Land Size: 0.52 Acres
Property Size: 1,376 Sq. Ft.
Year Built: 1993

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