

BND

COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA



Highlights: 1230 Lincoln Hwy E

Property Size: 2,178 Square Feet

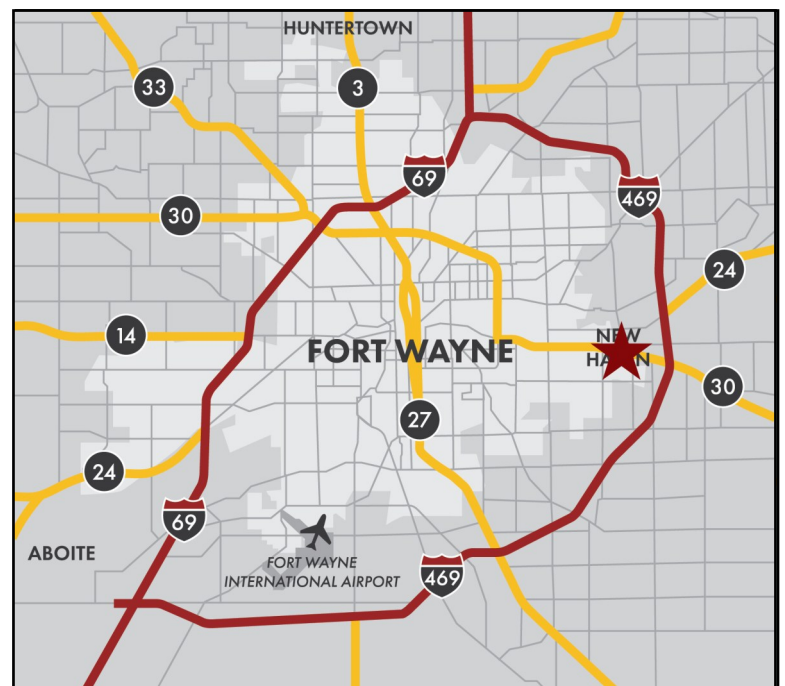
Uses for property: church, retail, office, school, medical, nonprofit

Drive-through window available with two lanes

Move-in ready opportunity

Sale Price: \$399,000

Lease Rate: \$18.00 / SF / Triple Net



Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA



Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA



Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND

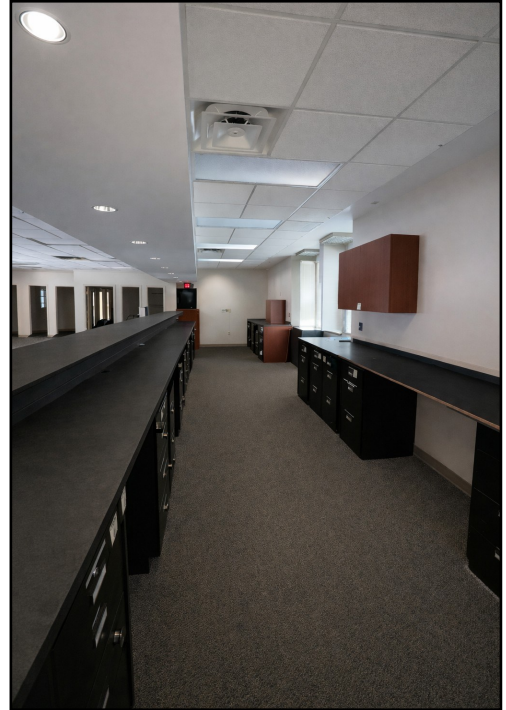
COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA



Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

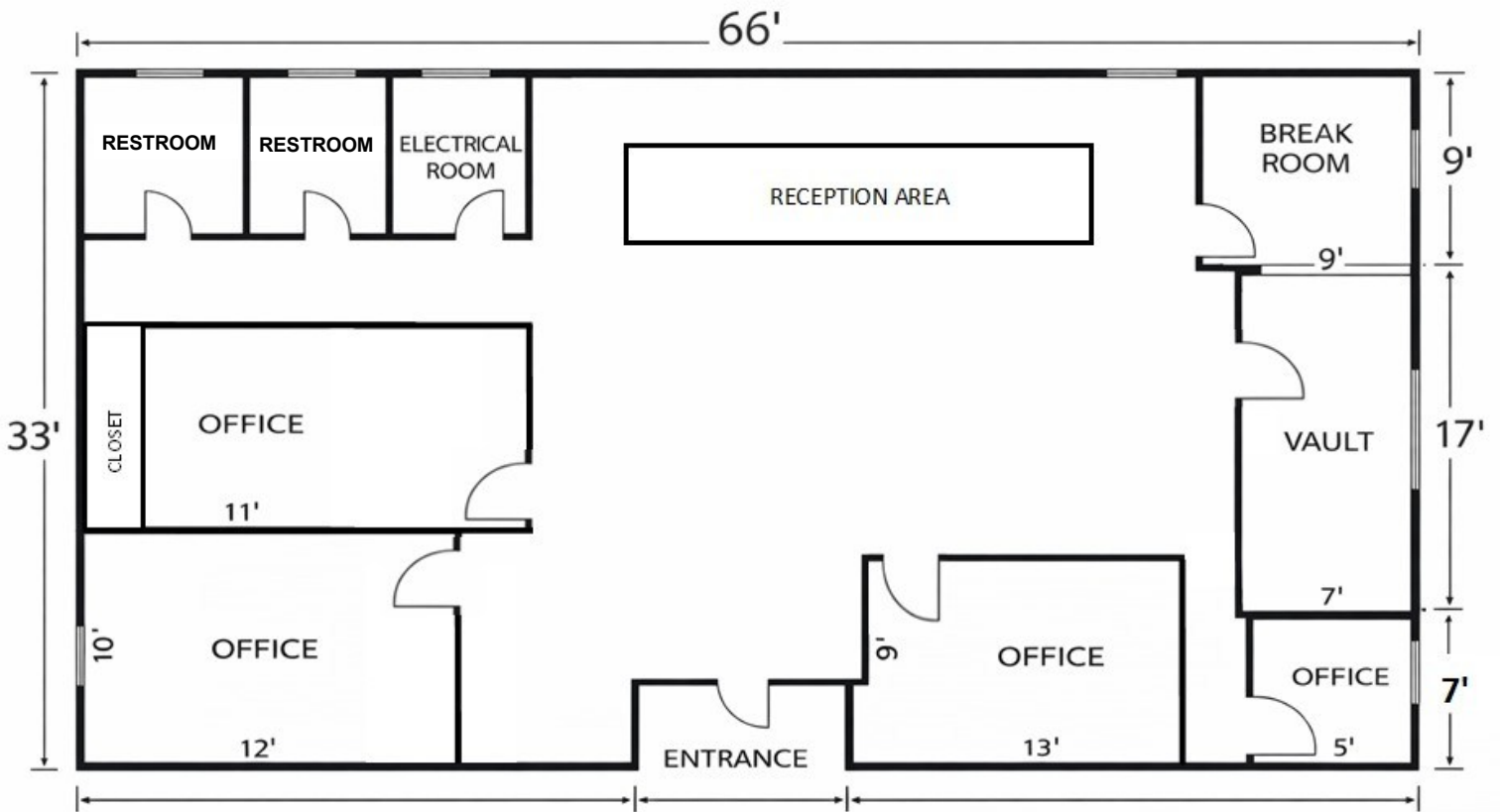
RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA

Floor Plan



Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net



COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE

2,178 SF - FORMER BANK BRANCH

1230 LINCOLN HWY E

NEW HAVEN, INDIANA

Property Highlights

| | |
|------------------------|--|
| Parcel Number | 02-13-12-328-004.000-041 |
| Address | 1230 Lincoln Hwy E |
| City / State / Zip | New Haven / IN / 46774 |
| Sale / Lease | For Sale or Lease |
| Total Building Size | 2,178 Square Feet |
| Land Size | 0.92 Acres |
| Zoning | C-4 |
| Parking | Surface - 26 Spaces |
| Nearest Highway | 0.2 Miles to State Road 930 |
| Distance to Interstate | 1 Mile to Interstate 469 |
| Distance to Airport | 15 Miles to Fort Wayne International Airport |
| Former use | Fifth Third Bank |

Building Information

| | |
|-------------------|------------------------|
| Construction Type | Wood Joist |
| Construction Year | 1969 |
| Number of Floors | 1 |
| Roof | Asphalt Shingles |
| Foundation | Slab |
| Lighting | Fluorescent |
| Heating System | Gas Forced Air |
| Electric | 225 AMP |
| Air Conditioning | Yes |
| Sprinkler System | No |
| Restrooms | Two Separate Restrooms |

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net



COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE
2,178 SF - FORMER BANK BRANCH
1230 LINCOLN HWY E
NEW HAVEN, INDIANA

Lease Information

| | |
|-----------------------|---------------------|
| Lease Rate RSF / Year | \$18.00 / SF / Year |
| Lease Rate / Month | \$3,267 / Month |
| Term of Lease | TBD |
| Type of Lease | Triple Net |

Sale Information

| | |
|---------------------|-----------------|
| Sale Price | \$399,000 |
| Terms | Cash at Closing |
| Annual Taxes | \$4,215.60 |
| Tax Year / Pay Year | 2025 / 2026 |

Building Expenses

| | Responsible Party (Landlord / Tenant) | Estimated Expense |
|--------------------|---------------------------------------|-------------------|
| Utilities | Tenant | TBD |
| Property Tax | Tenant | \$3,000 |
| Building Insurance | Tenant | \$3,600 |
| Janitorial | Tenant | TBD |
| Roof / Structure | Landlord | |
| Int. Maintenance | Tenant | TBD |
| Lawn / Snow | Tenant | TBD |

Utilities

| | Company |
|----------|-------------------|
| Gas | NIPSCO |
| Electric | I&M Power |
| Water | City of New Haven |
| Sewer | City of New Haven |

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

Dalton Jasper
Cell: (260) 438-6401
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net