

The Bedford

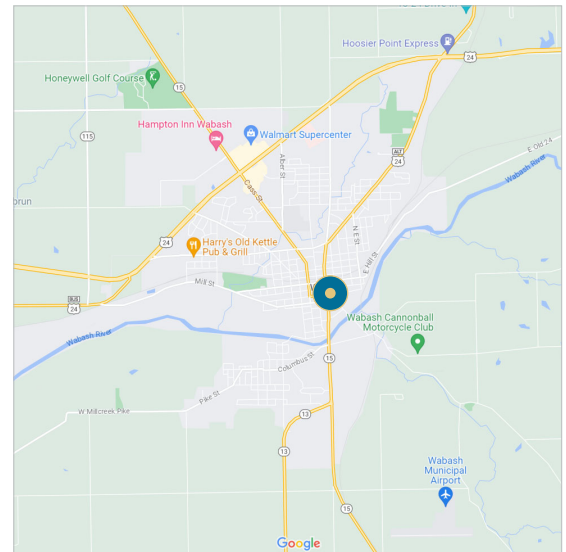
For Sale

231-237 S Wabash St, Wabash, IN 46992



PROPERTY OVERVIEW

- 3% Buyer's agent fee offered
- 6,000 SF (3,000 SF/floor)
- In 2nd year of Ten year real estate tax abatement (sliding scale)
- The 2nd floor consists of 4 luxury apts. (1 two bed, 1 one bed, & 2 loft apartments generating over \$4,600 mo.)
- Perfect location for owner operator to occupy the 1st floor with their business and off set their expenses with the apartment rents
- Great location for a restaurant, brewery or distillery
- Community Incentives available for new businesses to the community. Inquire within at Grow Wabash. <https://www.growwabashcounty.com/>



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 Est. Population	3,209	10,972	12,652
Est. Households	1,610	5,380	6,171
Average HH Income	\$50,341	\$54,155	\$56,534

TRAFFIC COUNTS

S Wabash St:	8,322 ADT
Main St:	3,888 ADT

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