

## 53536 CR 17 Bristol, IN

### PROPERTY HIGHLIGHTS

**Sale Price:** \$1,946,700

\$90,000/Acre

**Acreage:** 21.63

**Zoning:** GPUD-E-3

**Taxes:** \$12,381.18

**Heating:** Gas forced air

**Traffic Count:** 20,273

**Restrooms:** 1

**Utilities:** Municipal Water & Septic

#### Structures on site:

House-1,367 SF 3 bed/2 bath

Log Cabin-1,508 SF 2 bed/2 bath

Garage-624 SF

Barn-8,470 SF

Stable-10,500 SF



### PROPERTY DETAILS

Prime development location on the northeast side Elkhart, IN on County Road 17, one of the main north/south corridors connecting Elkhart and Goshen. This site is located approximately 1.5 miles south of the I-80/90 Interchange and 3.5 miles north of the US 20 Bypass. The property features 21.63 acres zoned GPUD-E-3; a zoning designation for General Planned Unit Development Gateway Entry in Elkhart, Indiana. E-3 zoning is designated for Office and Business Park. City water at site & sewer is approximately 1500' north of property.



#### Make contact.

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