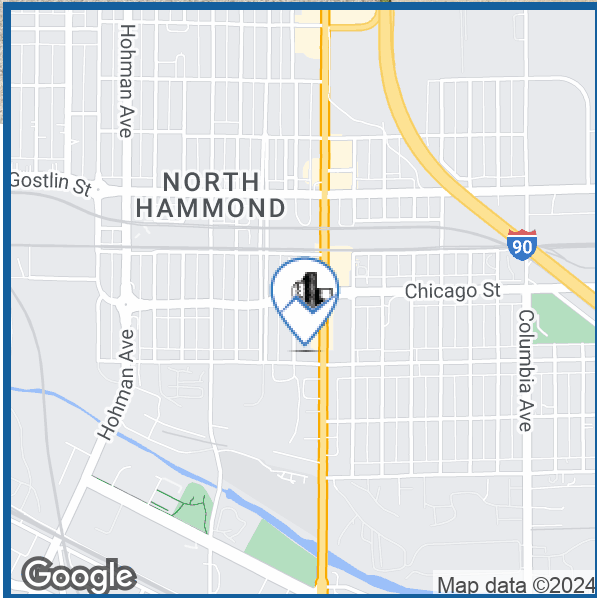


# 741 Hoffman St

Hammond, IN



**FOR SALE | \$765,000**

#### PROPERTY HIGHLIGHTS

- 8,833 SF Warehouse
- Fenced In Lot
- Six Drive-In Doors
- One Mile From I-90 & IL/ IN Border
- Zoned Commercial-4

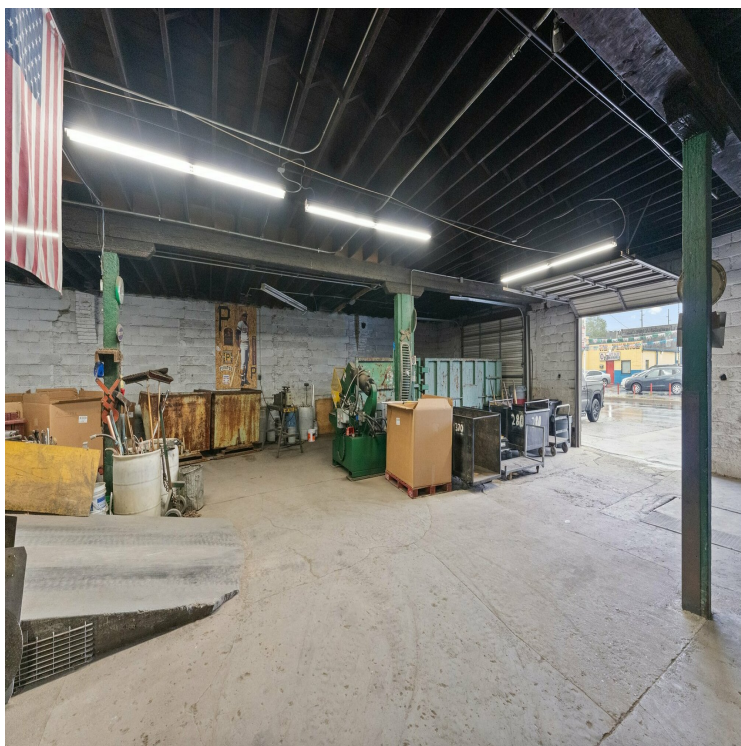
#### FOR MORE INFORMATION

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# 741 Hoffman St

Hammond, IN



## OFFERING SUMMARY

Sale Price:	\$765,000
Building Size:	8,833 SF
Lot Size:	0.34 Acres
Price / SF:	\$86.61
Year Built:	1917
Zoning:	C4

## PROPERTY OVERVIEW

This property spans 0.34 acres and features a concrete block building initially constructed in 1917. The main building is 6,330 square feet, has 12 to 14 feet ceilings, and offers two warehouse offices. Over the years, an additional 2,200 square feet have been added.

Accessibility is a key highlight, with two 10-foot drive-in doors on Hoffman Street. The facility includes four drive-in doors in other parts of the complex. The pole barn can be accessed through one of the three garage doors. The side yard is accessible via Baltimore Ave. Part of the building is equipped with gas heating, making it suitable for year-round operations.

The entire lot is securely fenced, providing safety and privacy for various commercial activities. Zoned as C4, this property offers diverse usage possibilities, including but not limited to automobile service (excluding gasoline sales), automobile rental, vehicle sales, and various contractor services. Additional permitted uses include retail or home improvement stores, furniture repair/refinishing, light equipment rental/service/repair, and motorcycle sales and service.

## LOCATION OVERVIEW

Situated just 3.5 miles from Interstate 94, only one mile from Interstate 90, it provides seamless connectivity to major transportation routes and facilitates easy logistics and commutes. The property is a mere 1.2 miles from the Illinois-Indiana border, making it a strategic choice for businesses that operate across state lines. This proximity to the border opens up numerous opportunities for trade and commerce, attracting a diverse customer base from Illinois and Indiana. In the immediate vicinity are automotive sales and repair shops, particularly off Calumet Avenue. As you venture further south on Calumet Avenue, a variety of restaurants.

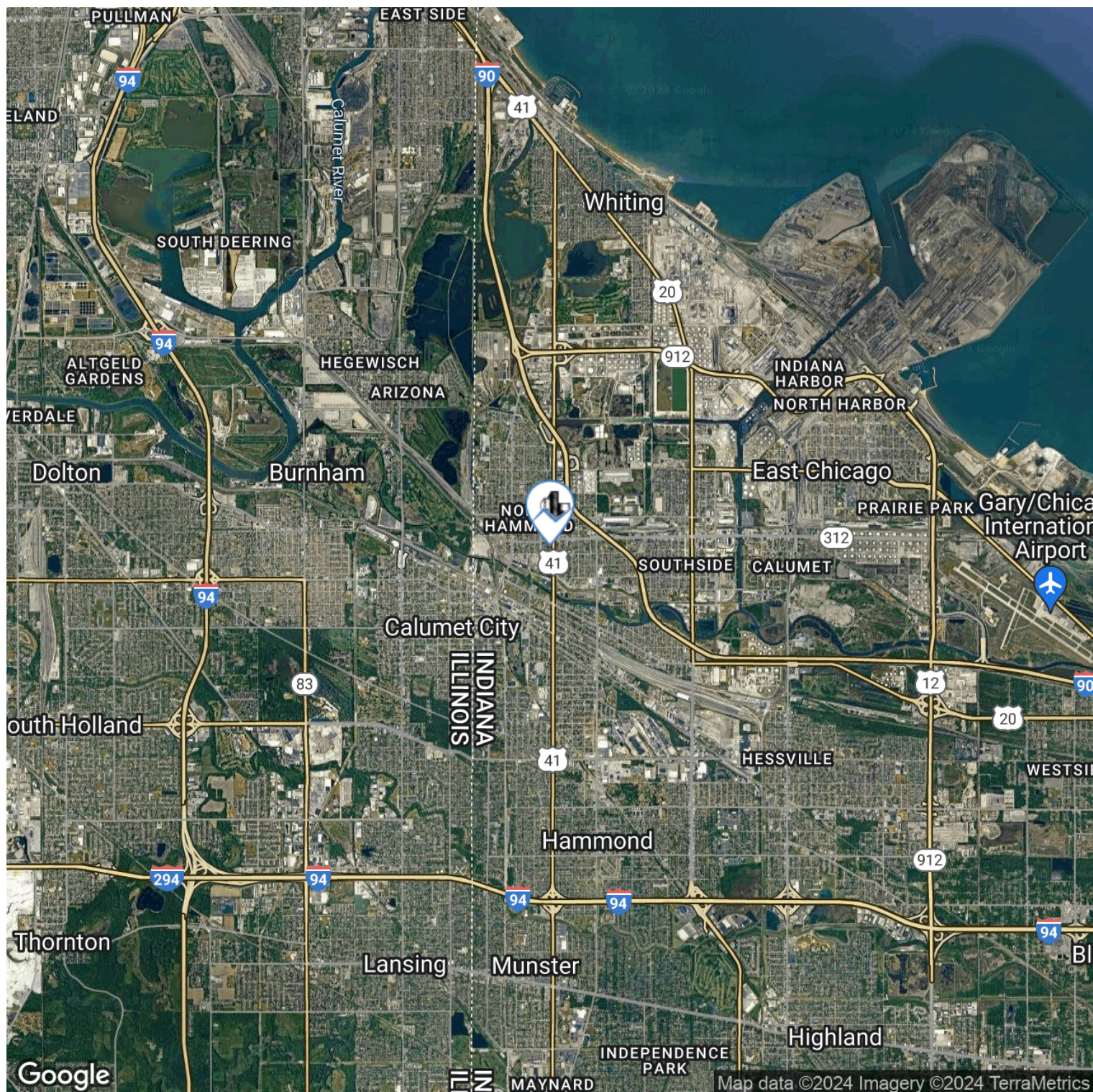
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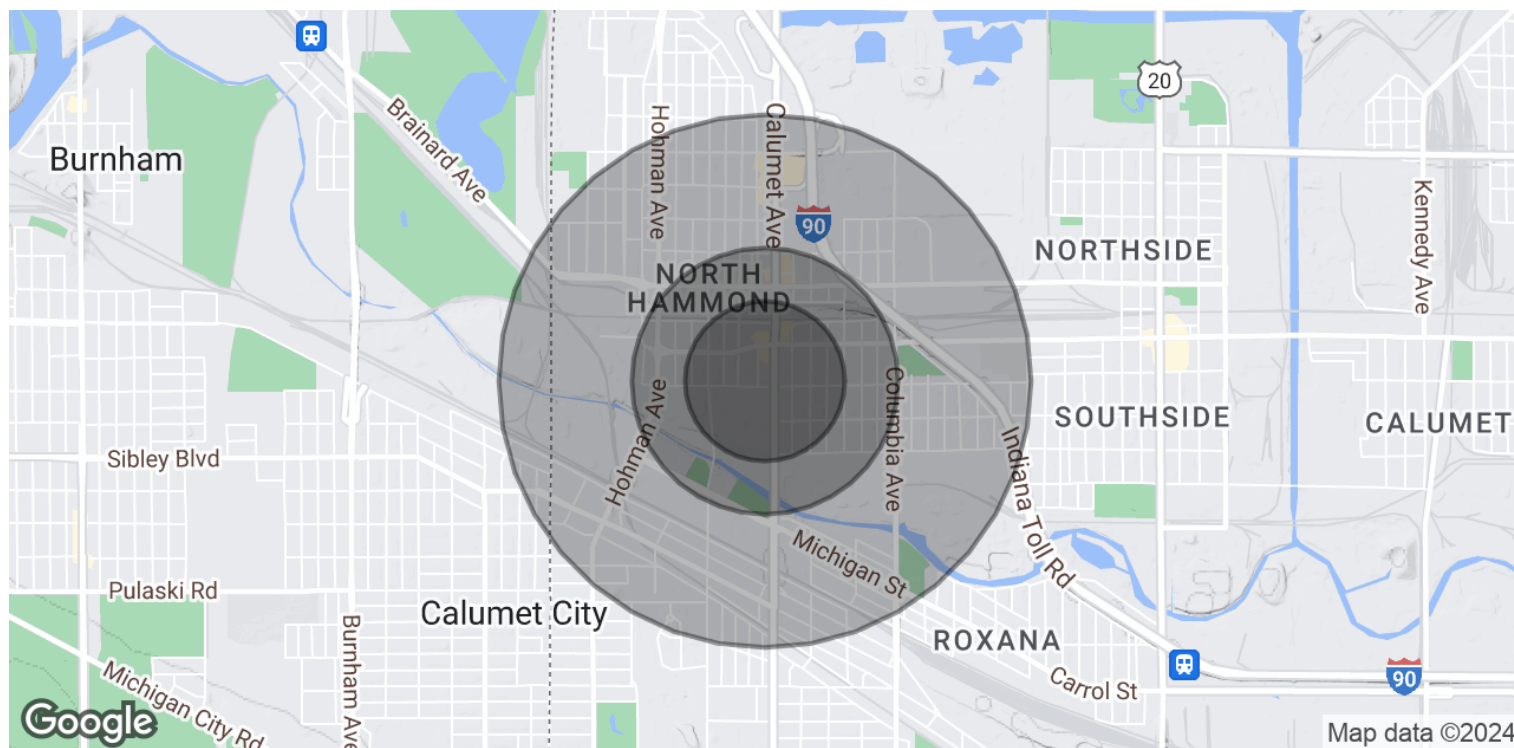
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# 741 Hoffman St

Hammond, IN



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,029	3,767	12,763
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	34	35	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	309	1,205	4,596
# of Persons per HH	3.3	3.1	2.8
Average HH Income	\$48,187	\$50,760	\$53,726
Average House Value	\$116,263	\$121,423	\$141,676

Demographics data derived from AlphaMap

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