



FOR **SALE** OFFICE  
PROPERTY



130 E. 7th St.  
Auburn, IN 46706

# 6,156 SF Office Building Available For Sale

## About The Property

- Turnkey downtown office building
- Close proximity to courthouse
- Nearby amenities include restaurants, accommodation, entertainment, and public offices
- Recent roof replacement and HVAC updates
- Dedicated parking spaces
- Redevelopment potential
- Sale price: \$595,000 (\$96.65/SF)



**the**  
**Zacher**  
company

**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**KALEB HAIMES**  
Broker Associate  
khaimes@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

# PROPERTY INFORMATION

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE

### BUILDING LOCATION/SIZE/ZONING

Street Address	130 E. 7th St.
City, State, Zip	Auburn, IN 46706
Total Building Size	6,156 SF
Zoning	DC/Downtown Corridor

### BUILDING DATA

Construction/Renovation Date	1900/1993
Building Type	Office

### POPULATION DEMOGRAPHICS

1 Mile	7,054
3 Miles	15,917
5 Miles	26,912

### UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Auburn

### PRICE/AVAILABILITY

Sale Price	\$595,000.00
Sale Price/SF	\$96.65
Available	Immediately

### PROPERTY TAXES

Parcel Numbers	17-06-32-132-008.000-025
	17-06-32-132-007.000-025
	17-06-32-132-006.000-025
Assessment: Land	\$28,900
Improvements	\$110,000
Total assessment	\$138,900
Annual Taxes	\$3,170.28 (\$0.51/SF)
Tax Year	2024 Payable 2025

### NEARBY BUSINESSES

Mad Anthony's Tap Room	PNC Bank
Carbaugh Jewelers	Little Sprouts Children's Boutique
Barrel and Blaze	The Deli at Sixth & Main
Habitat for Humanity	Bowers Engineering Services
Big Red Sports	DeKalb County Veterans' Services
DeKalb County Health Dept.	Hughes Insurance Group

### BUILDING AMENITIES

- Additional storage in basement
- Layout consists of reception area, restroom, storage space, individual offices, workstations, and multiple conference rooms



**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**KALEB HAIMES**  
Broker Associate  
khaimes@zacherco.com  
260.422.8474



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



# ADDITIONAL PHOTOS

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE



DAN GABBARD  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

KALEB HAIMES  
Broker Associate  
khaimes@zacherco.com  
260.422.8474

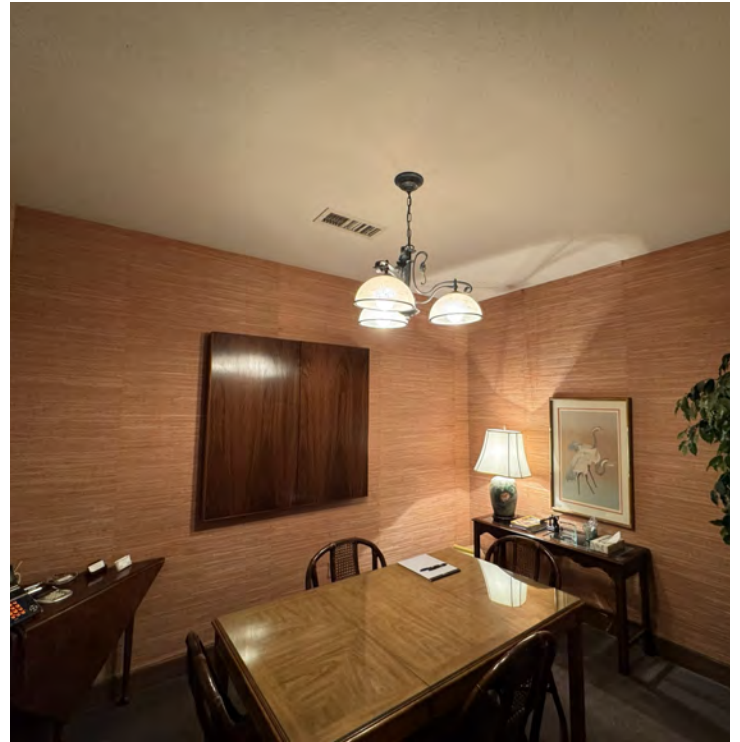


*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend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



# ADDITIONAL PHOTOS

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE



DAN GABBARD  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

KALEB HAIMES  
Broker Associate  
khaimes@zacherco.com  
260.422.8474

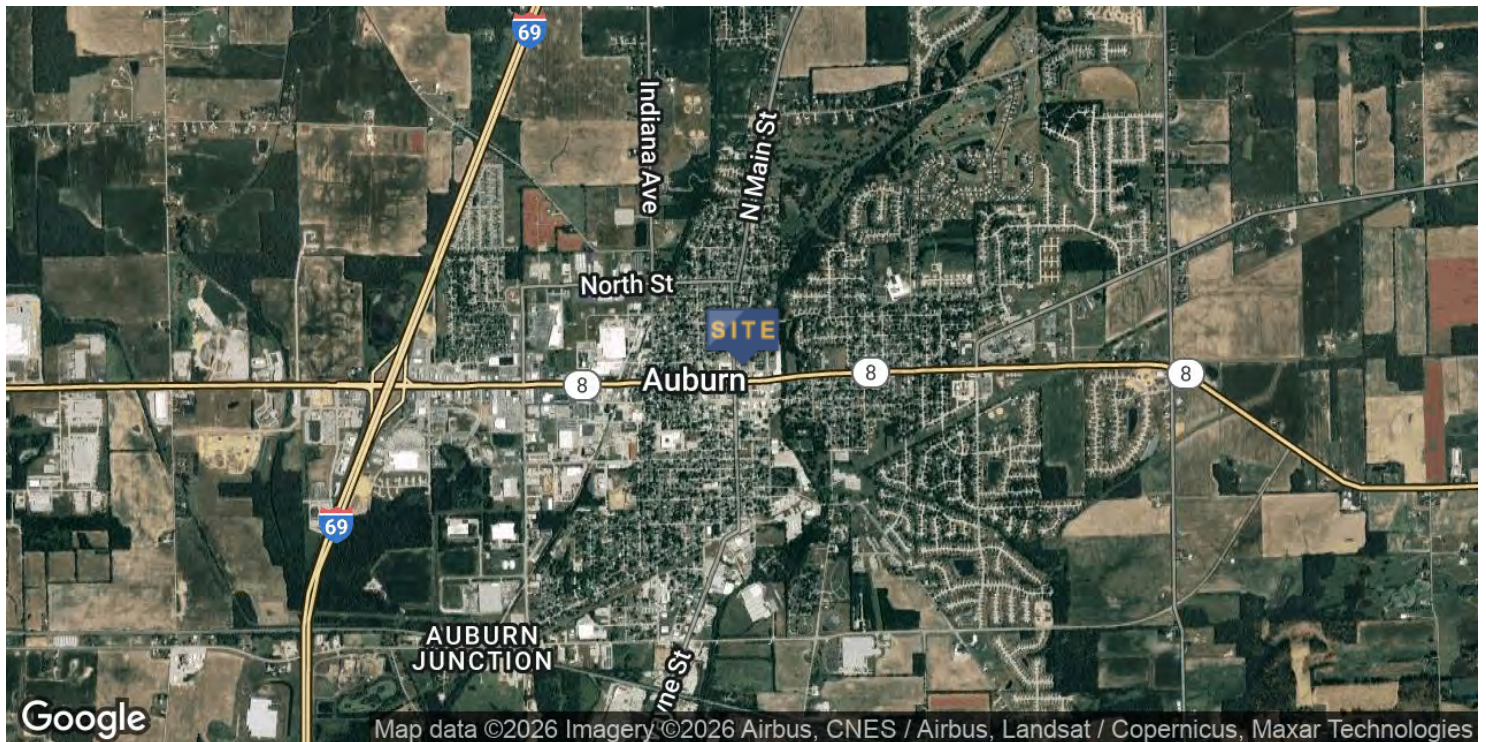
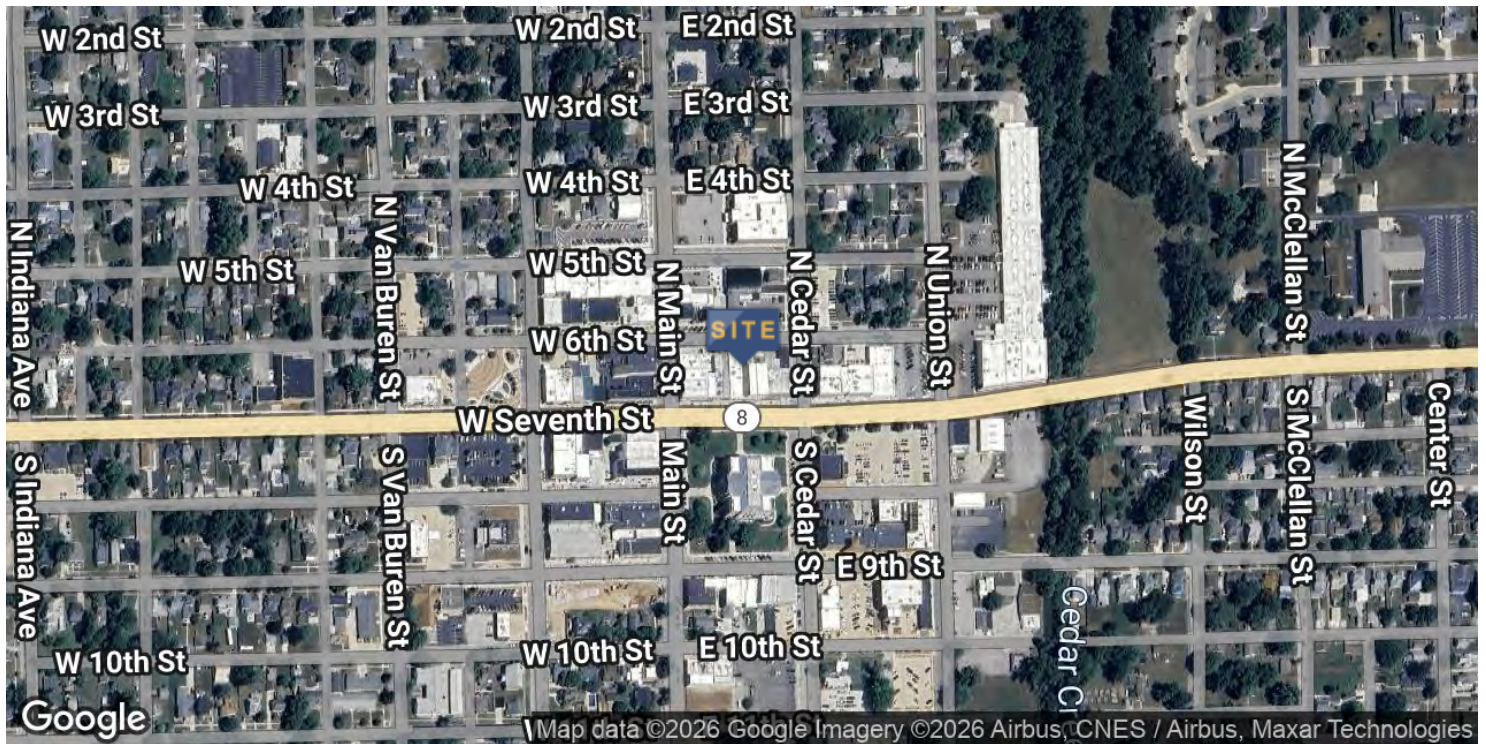


*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend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



# LOCATION MAP

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE



DAN GABBARD  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

KALEB HAIMES  
Broker Associate  
khaimes@zacherco.com  
260.422.8474

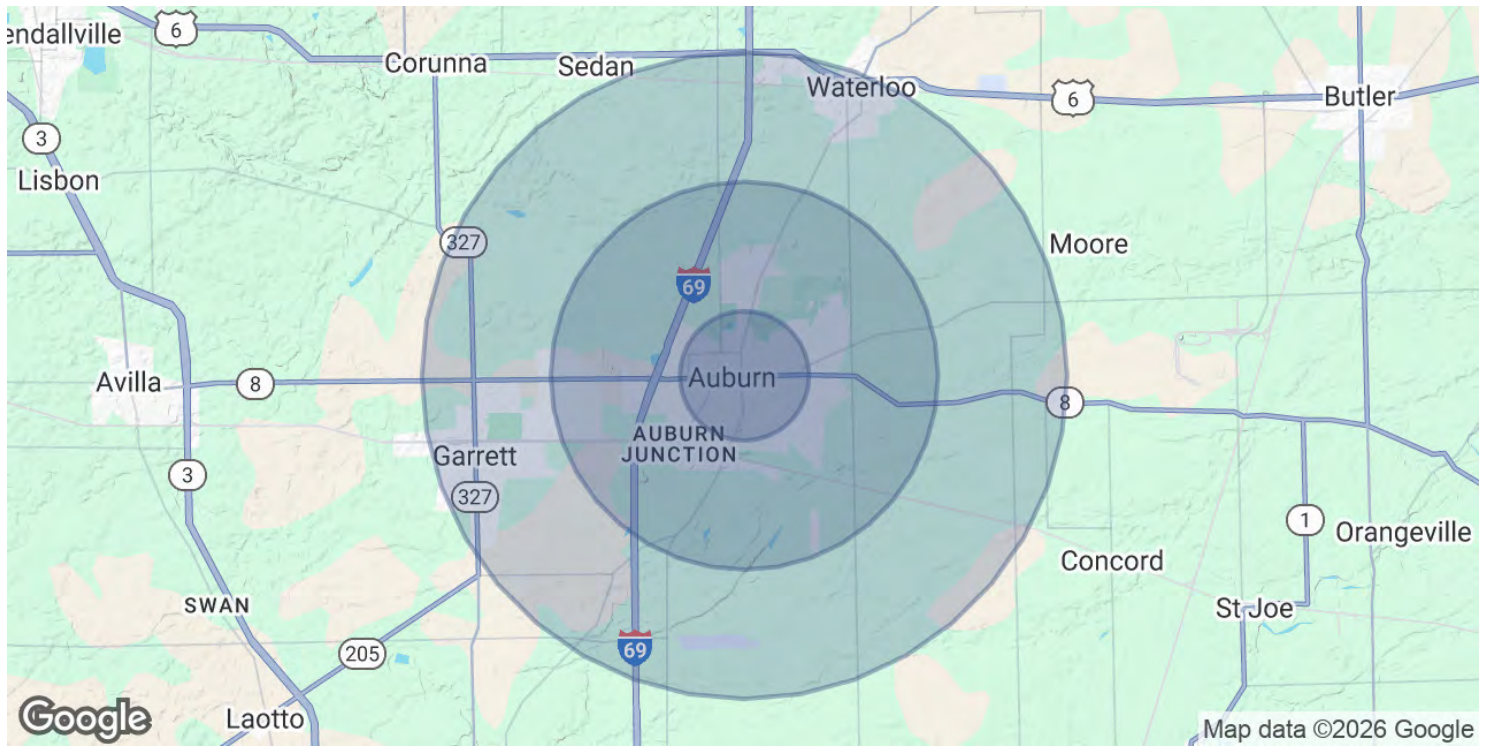


The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend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



# DEMOGRAPHICS MAP & REPORT

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,054	15,917	26,912
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,940	6,620	10,806
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$81,146	\$85,166	\$83,861
Average House Value	\$185,660	\$204,654	\$203,436

Demographics data derived from AlphaMap



**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**KALEB HAIMES**  
Broker Associate  
khaimes@zacherco.com  
260.422.8474



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