



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**

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# 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

### PRICE/AVAILABILITY

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

### BUILDING DATA

Construction/Renovation Date	1900/1993
Building Type	Office

### POPULATION DEMOGRAPHICS

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

### 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

### UTILITIES

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

### 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



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# ADDITIONAL PHOTOS

## 6,156 SF OFFICE BUILDING AVAILABLE FOR SALE



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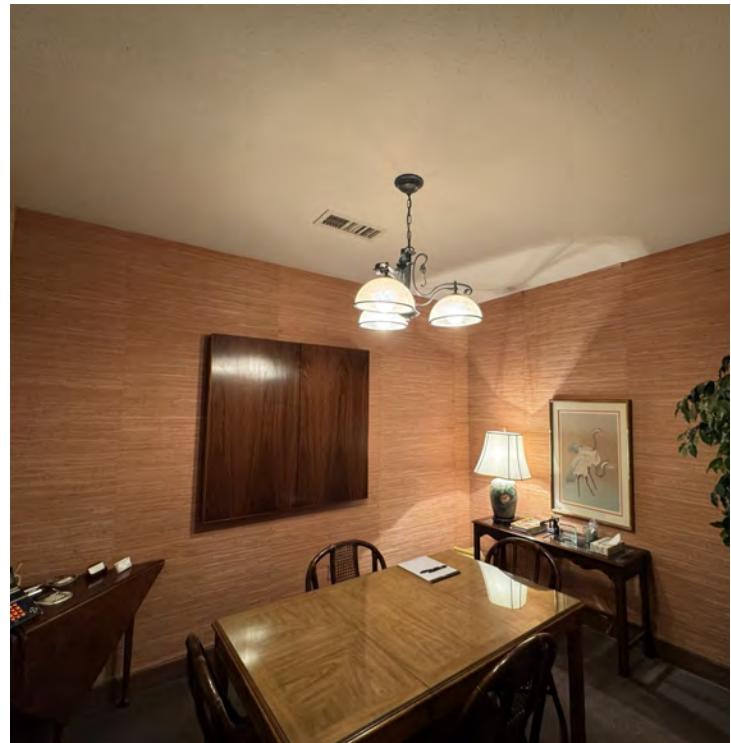
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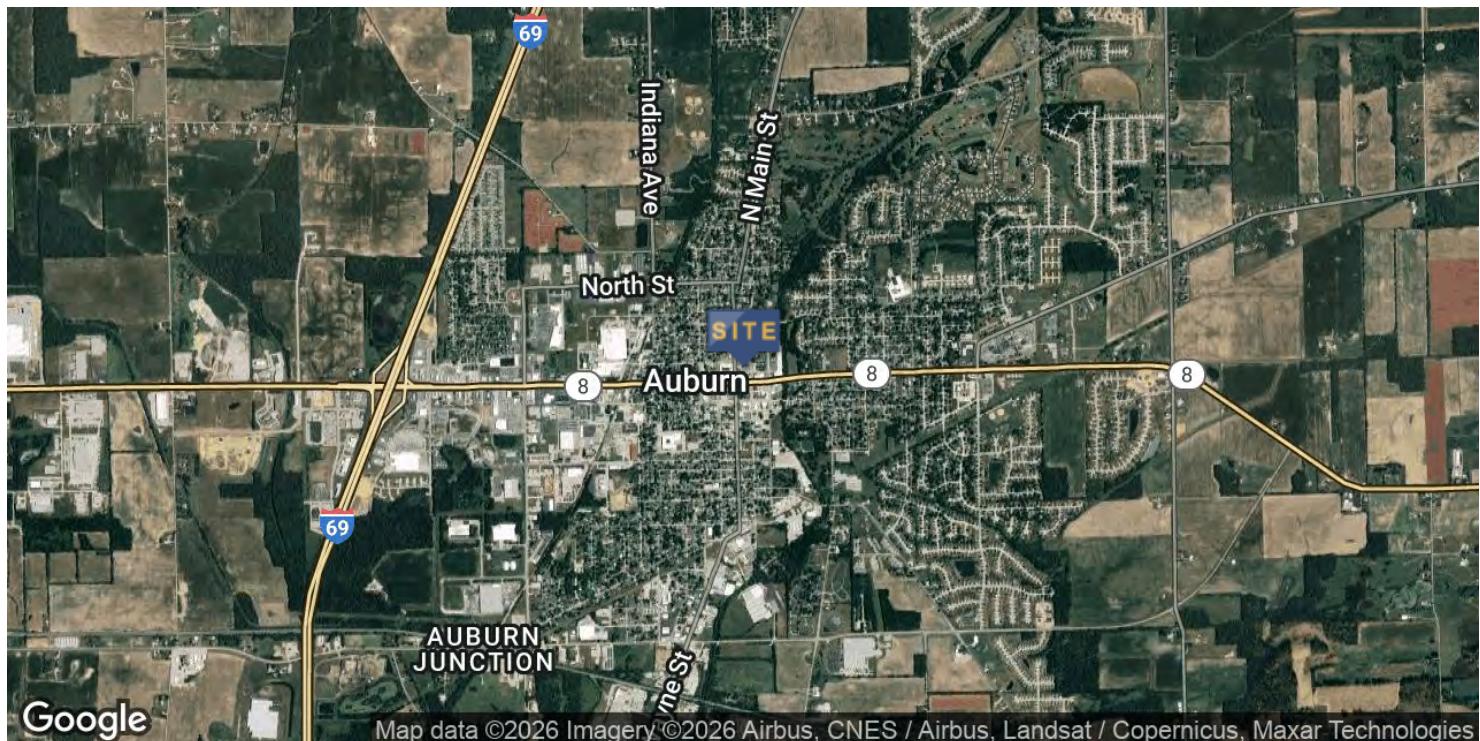
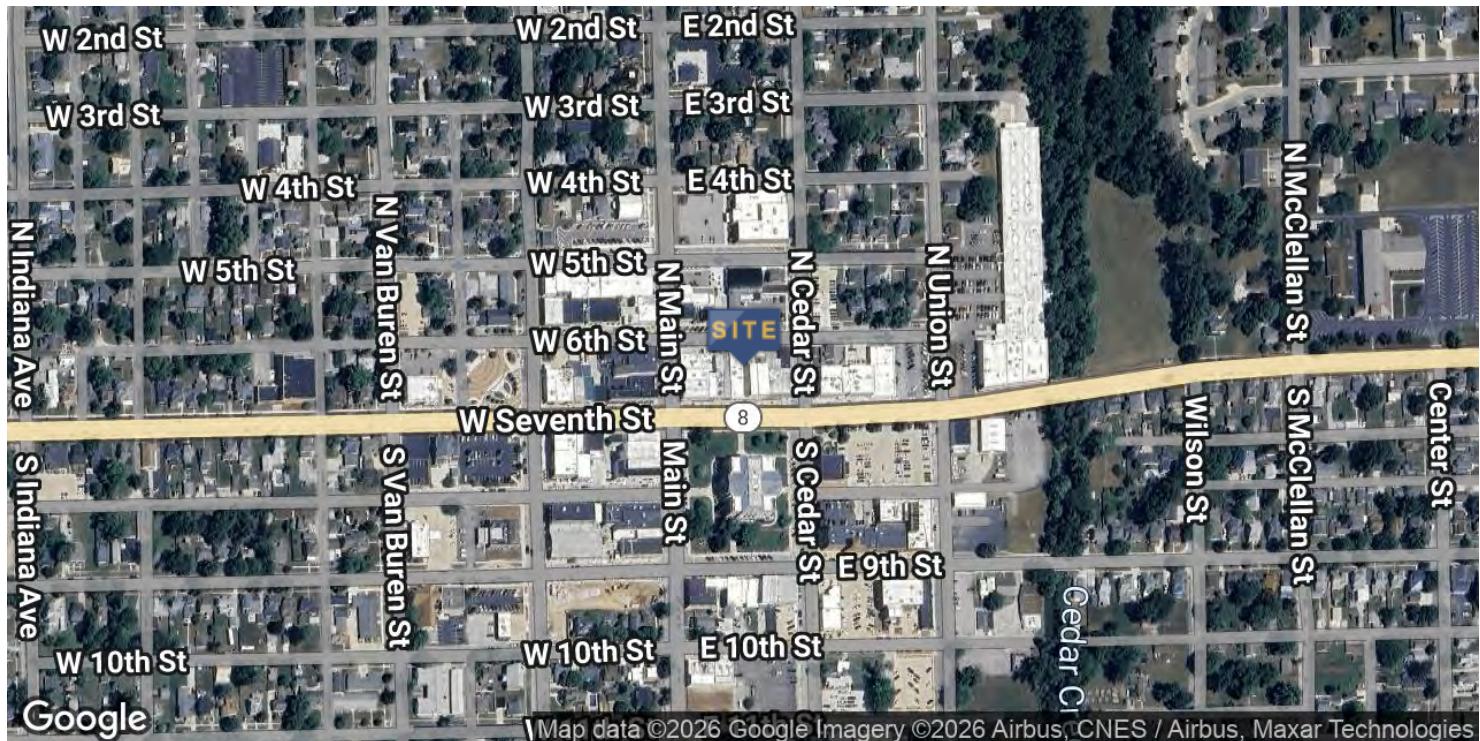
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# LOCATION MAP

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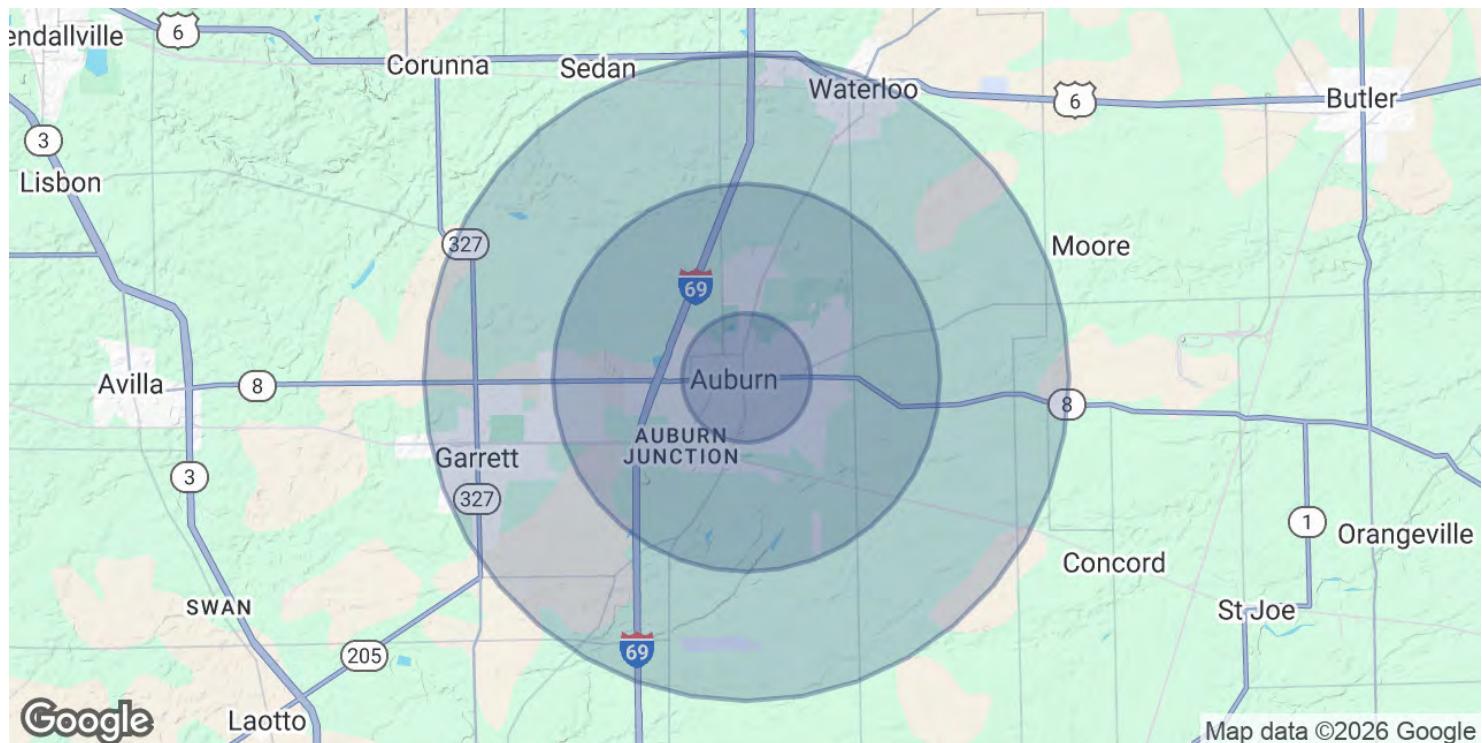
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# DEMOCRAPHICS MAP & REPORT

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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



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