

## North Webster Medical Office

614 N Main Street  
North Webster, IN 46555



MEDICAL OFFICE

FOR SALE

## Mixed-Use Commercial Space

This North Webster site combines office and warehouse space, ideal for professional uses. The main office building is 4,318 square feet and was previously a medical office, featuring five exam rooms, an X-ray room, two private offices, a spacious waiting area, three restrooms, a large reception area with file storage, a break room, and a nurse station. The separate pole building measures 1,732 square feet (29' 11" x 54' 1") and is currently used for cold storage, with the potential to be insulated and heated for year-round use. The office interior is in excellent condition and move-in ready. Conveniently located near the intersection of Crystal Flash Road and North Main Street, the property is situated directly across from Webster Lake, offering both visibility and accessibility.

## Property Highlights

- ▶ 4,318 SF - office
- ▶ 1,732 SF - pole building
- ▶ 5 exam rooms, 2 private offices
- ▶ ADA automatic doors
- ▶ Large waiting room or showroom
- ▶ **FOR SALE: \$370,000**

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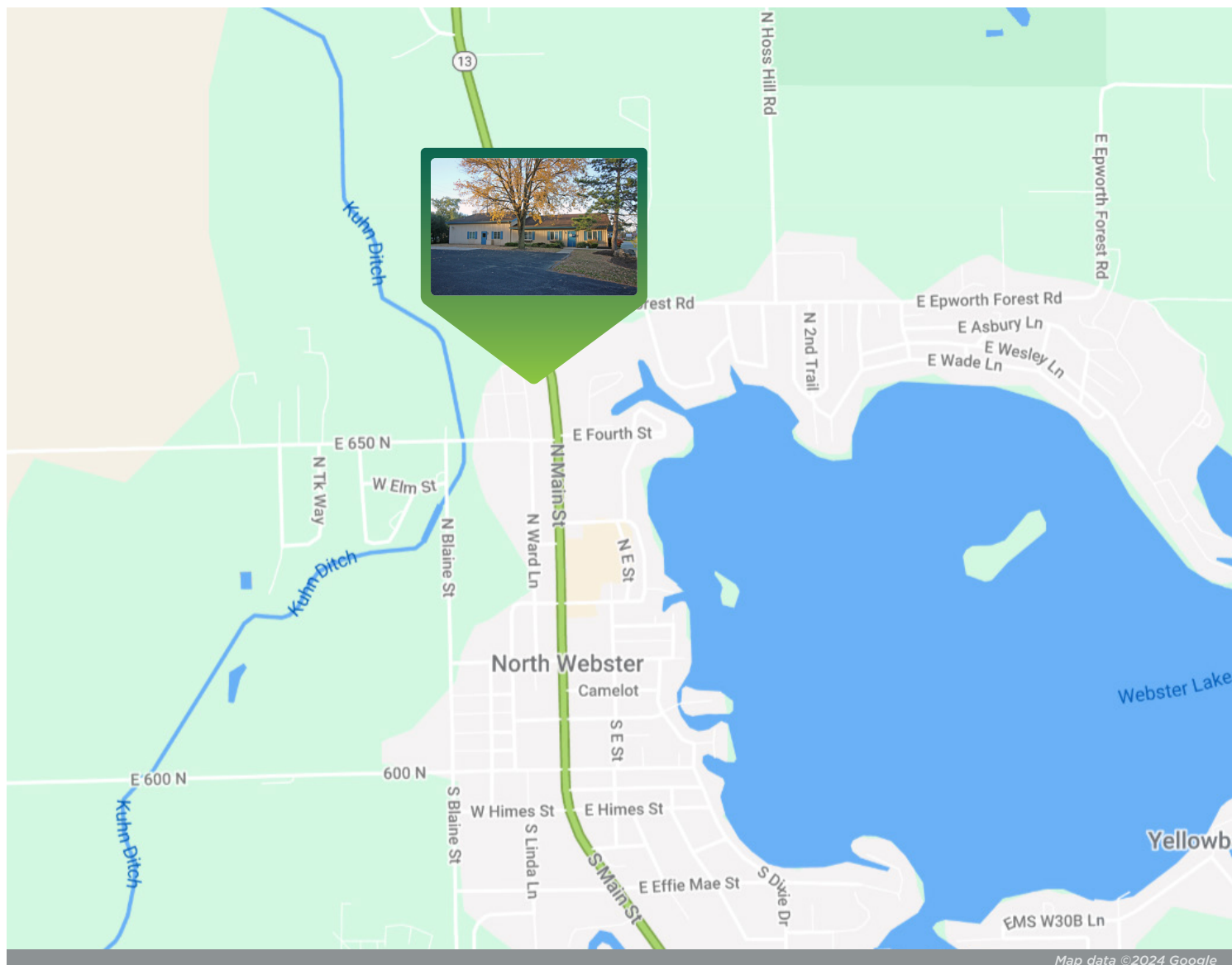
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### Excellent Location

Situated on North Main St, the primary thoroughfare in North Webster, this property offers excellent visibility and accessibility, connecting Pierceton to Syracuse (Lake Wawasee). It is located just 15 miles from Warsaw, 21 miles from Columbia City, and 8 miles to Syracuse, with Fort Wayne only 43 miles away.

The surrounding area features a mix of residential, retail, office, and commercial businesses, including Drop Box Furniture, Ace Pest Control, Bourbon Street Pizza, Lake City Bank, Circle K, and Northwest Bank.

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**Office Space - 4,318 SF | Pole Building - 1,732 SF**



Floor plan may not be to scale.  
Contact broker for detailed floor plan.

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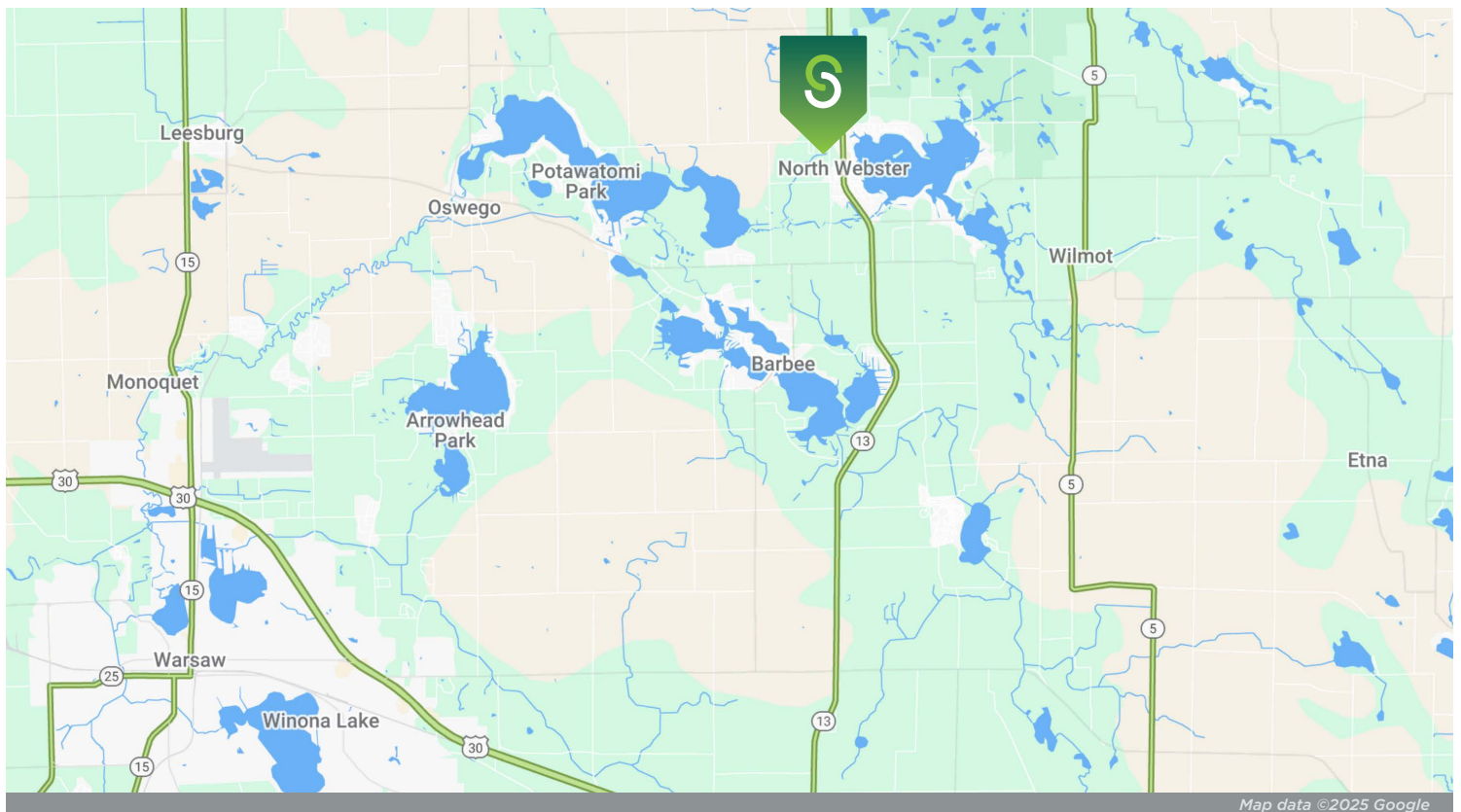
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### PROPERTY INFORMATION

Address	614 N Main Street
City, State, Zip	North Webster, IN 46555
County	Kosciusko
Township	Tippecanoe
Parcel Number	43-08-10-100-019.000-024
2025 Tax/Payable 2026	\$2,691.68

### SALE INFORMATION

Price	\$370,000
Terms	Cash at closing

### SITE DATA

Site Acreage	0.75 AC
Zoning	Commercial
Nearest Interstate	9.2 mi to US 30/29 mi to I-69
Traffic Count	9,428 VPD on Main St

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well/North Webster Sewer Dept
High Speed Data	Mediacom/Bright Speed

### ADDITIONAL INFORMATION

- Office space with separate pole building
- Across from North Webster Lake, near Lake Wawasee, Lake Barbee, and many others

### BUILDING INFORMATION

Property Type	Office/Commercial
Total Area SF	4,318 SF
Vacant SF	1,732 SF
Occupancy Rate	0%
Tenancy	Single
Year Built	1985 - office 1991 - pole building
# of Stories	1 Story
Construction Type	Wood frame
Roof	Asphalt
Heating	Natural Gas
AC	Central Air
Lighting	Fluorescent
Sprinklered	No
Signage	Pylon
Restrooms	Three
High Speed Data	Yes
OHD	1 - pole building
Outdoor Storage	Potential
Floor Coverings	Carpet & vinyl
Ext. Finish	Wood siding & metal siding

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