

BND

COMMERCIAL

OFFICE > FOR SALE & LEASE
8,255 SQUARE FEET
119 W. MARKET STREET
COLUMBIA CITY, INDIANA



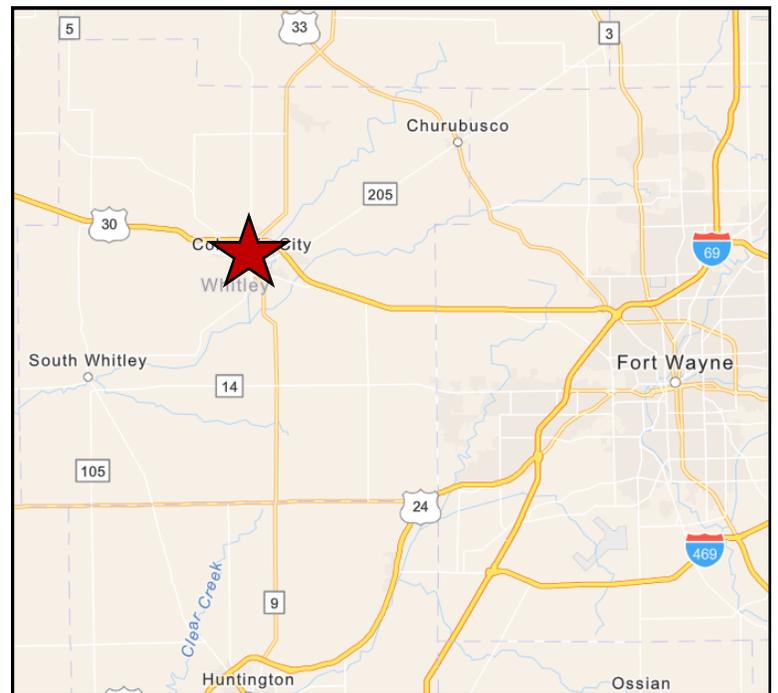
HIGHLIGHTS: 119 W. Market Street

Property Size: 8,255 Square Feet - Main Level

- Indoor Parking Included with Lease and Street Parking Available
- Located on the Square in Downtown Columbia City
- Previously Used as a Medical Office
- Remodeled Prior to New Ownership

Sale Price: \$825,000

Lease Rate: \$12.00 / Square Foot / Year
Plus Utilities



O. Karl Behrens, CCIM, SIOR

Cell: (260) 410-3627
kb@bnd.net

Tyler Kellerman

Cell: (260) 385-8008
tk@bnd.net

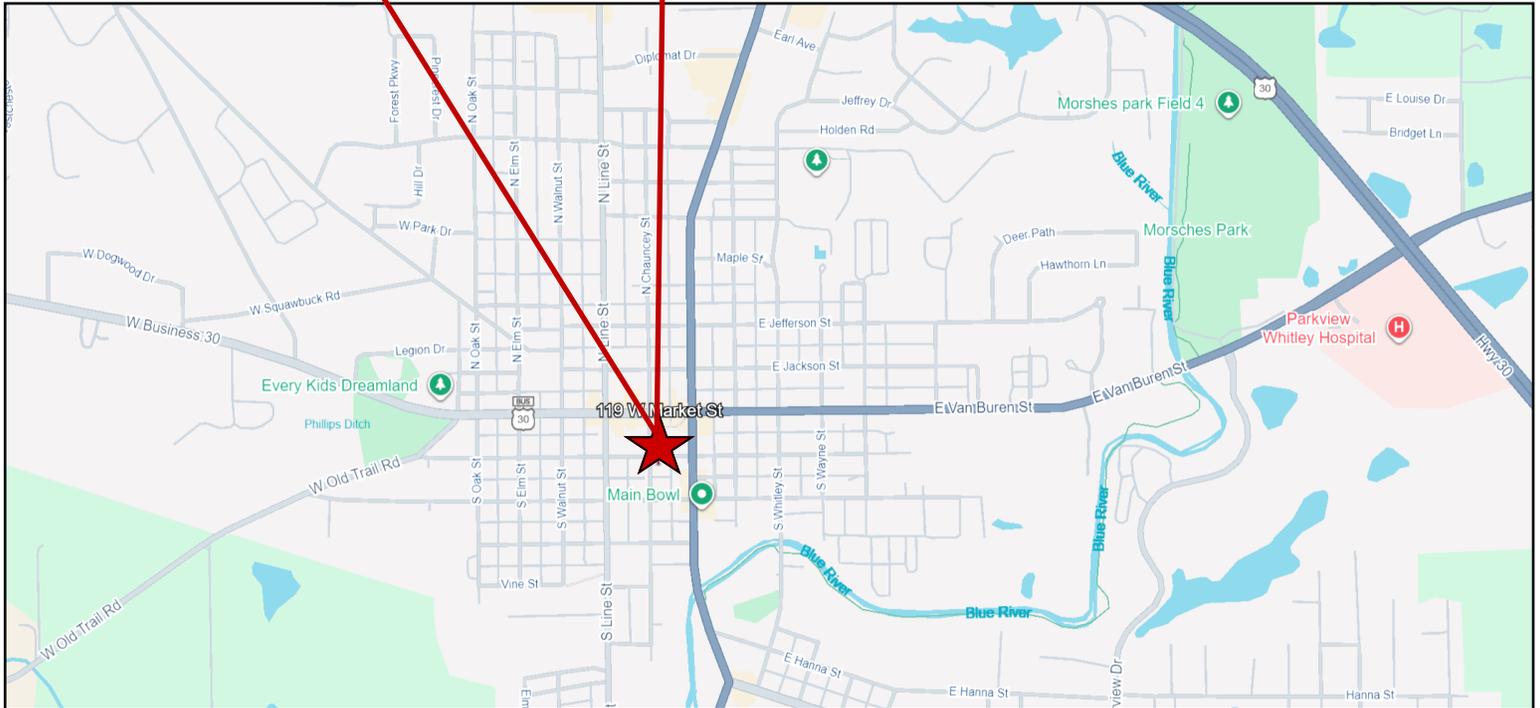
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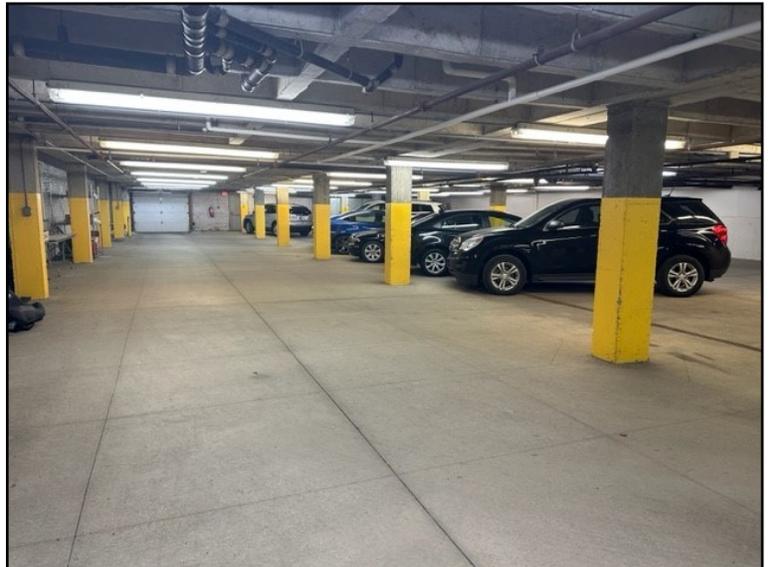
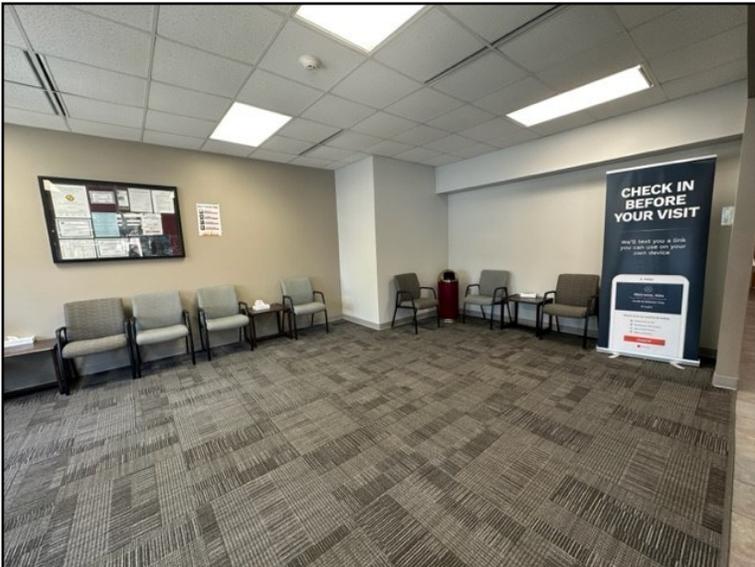
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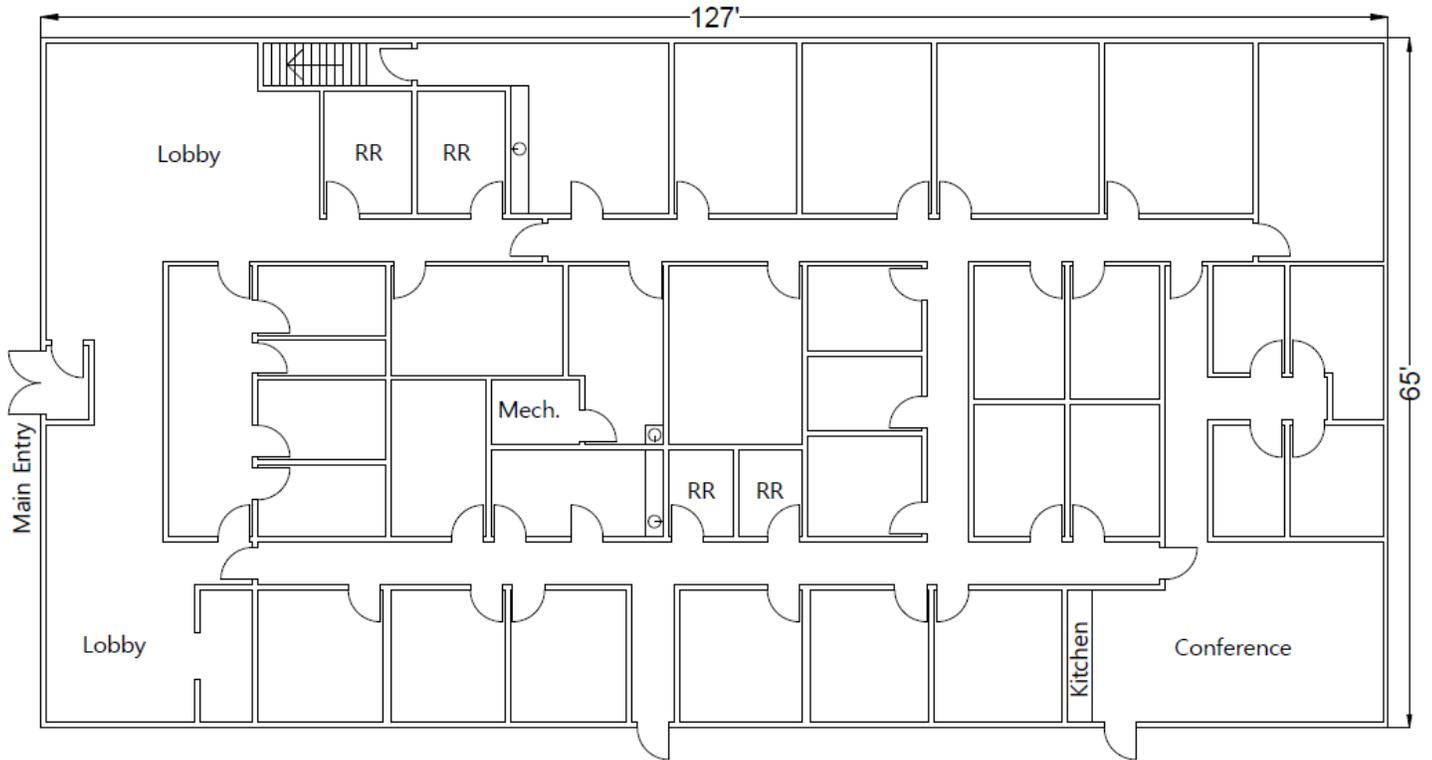
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Floor Plan



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BND**COMMERCIAL****OFFICE > FOR SALE & LEASE**
8,255 SQUARE FEET
119 W. MARKET STREET
COLUMBIA CITY, INDIANA**Property Highlights**

Parcel Number (s)	92-06-11-500-417.004-004
Address	119 W. Market Street
City / State / Zip	Columbia City / IN / 46725
Sale / Lease	For Sale or Lease
First Floor Area	8,255 SF - Main Floor
Total Building Size	8,255 SF - Main Floor 8,255 SF - Lower Level Basement Parking 16,510 SF
Land Size	0.22 Acres
Zoning	GB - General Business
Number of Parcels	1
Parking	Indoor Parking Included with Lease and Street Parking Available
Traffic Count	9,264 VPD - SR 9 / North of Market St (2024)
Nearest Highway	US Hwy 30 - Less Than 1 Mile
Distance to Interstate	I-69 - 16.8 Miles
Prior Use	Medical Office

Building Information

Construction Type	Wood Frame, Lower - Steel and Concrete, Exterior - EIFS Brick
Construction Year	1920, Extensively Remodeled in 1999
Number of Floors	2
Roof	Built Up
Foundation / Floor	Concrete
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	600 Amp, 208/120v, 3 Phase
Air Conditioning	Central
Sprinkler System	Main Level - No; Lower Level - Yes
Restrooms	Two Sets

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

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COLUMBIA CITY, INDIANA****Lease Information**

Lease Rate RSF / Year	\$12.00 / SF / Year
Lease Rate / Month	\$8,255 / Month
Term of Lease	3 - 5 Years
Type of Lease	Modified Gross

Sale Information

Sale Price	\$825,000
Terms	Cash at Closing
Annual Taxes	TBD*
Tax Year / Pay Year	*Currently Tax Exempt Due to Prior Owner Being a Non-Profit Organization

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Landlord	
Building Insurance	Landlord	
Janitorial	Tenant	
Interior Maintenance	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	N/A	N/A

Utilities

	Company
Gas	NIPSCO
Electric	City of Columbia City
Water	Columbia City Water Department
Sewer	Columbia City Water Department

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