

MODEL OFFICE WITH HIGHWAY ACCESSIBILITY IN LAKE COMMUNITY

1250 N 200 W, ANGOLA, IN 46703



KIENAN O'ROURKE

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MODEL OFFICE IN LAKE COMMUNITY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	5,292 SF
Lot Size:	0.69 Acres
Price / SF:	\$118.10
Year Built:	2006
Zoning:	AG

PROPERTY OVERVIEW

Introducing a prime multi-tenant office/retail opportunity in the flourishing Angola area. This 5,292 SF building, constructed in 2006, offers modern amenities and versatile spaces ideal for office building use. Zoned AG but located in a commercial area, the property presents great possibilities in a sought-after location. With its strategic positioning in the thriving Angola area, purchasers have the chance to capitalize on the city's growing commercial landscape. Whether for an owner-occupied office with rental income potential, or single tenant use, this property adds value to any portfolio. Don't miss out on this exceptional opportunity in the dynamic Angola market.

PROPERTY HIGHLIGHTS

- Premier office space with model home finishes
- Directly off I-69 for easy customer access
- Minutes from Lake James, Crooked Lake, and Jimmerson Lake
- Potential to be divided into 2 units/or additional income
- 7 private offices, 3 bathrooms, 2 conference rooms
- Indiana Opportunity Zone

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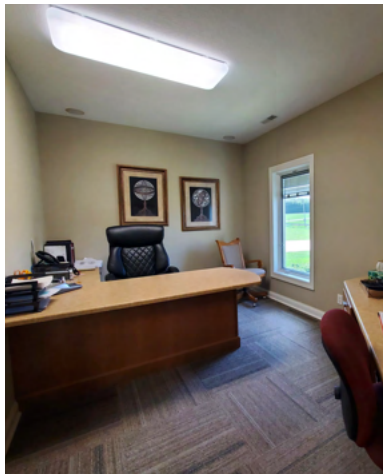
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PROPERTY PHOTOS

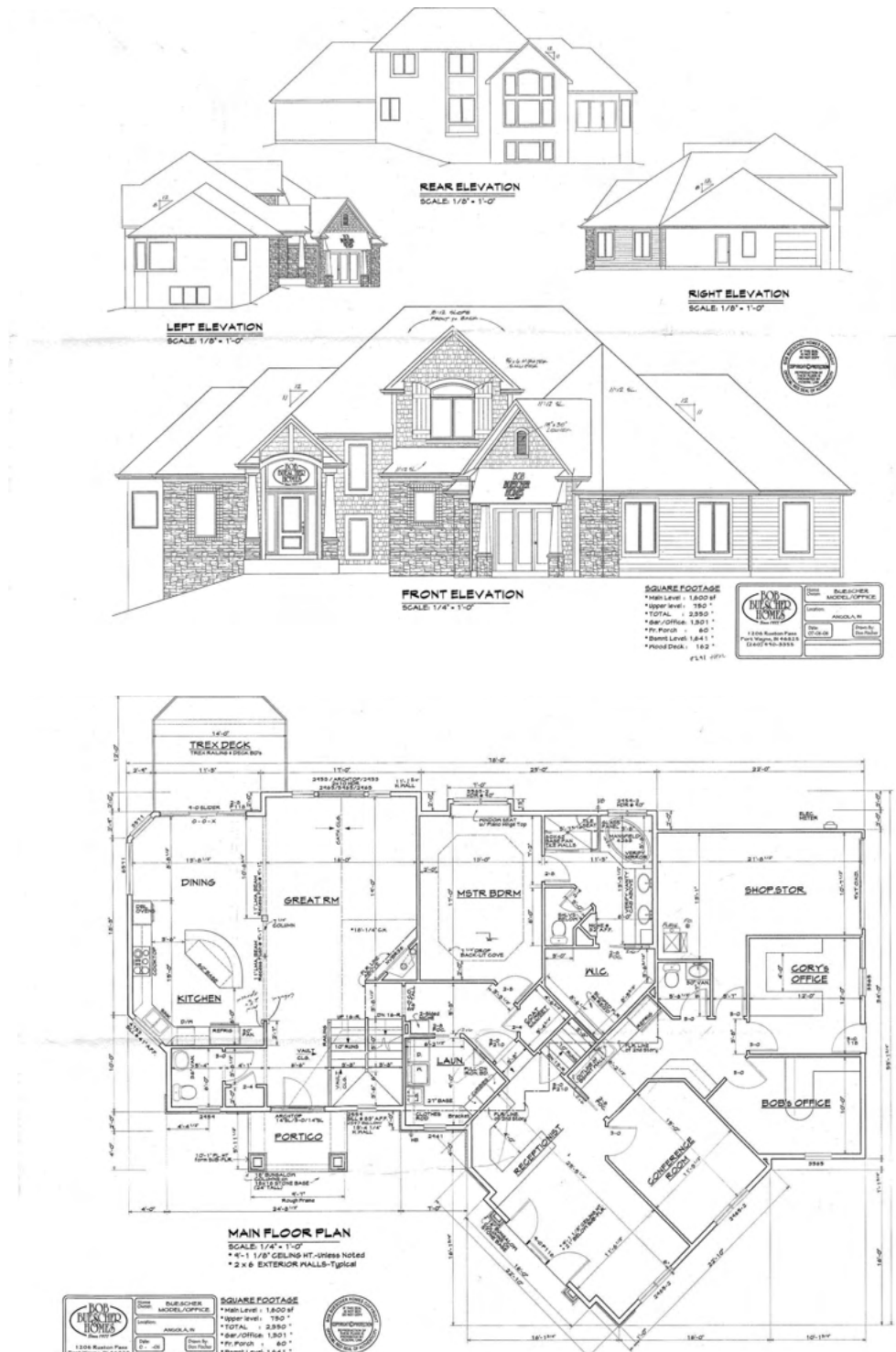


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FLOOR PLANS



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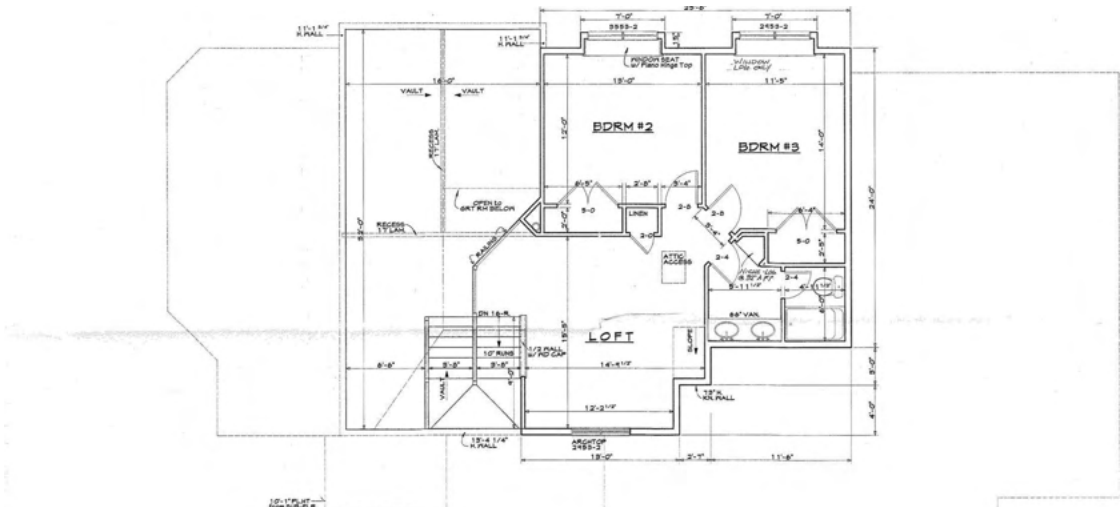
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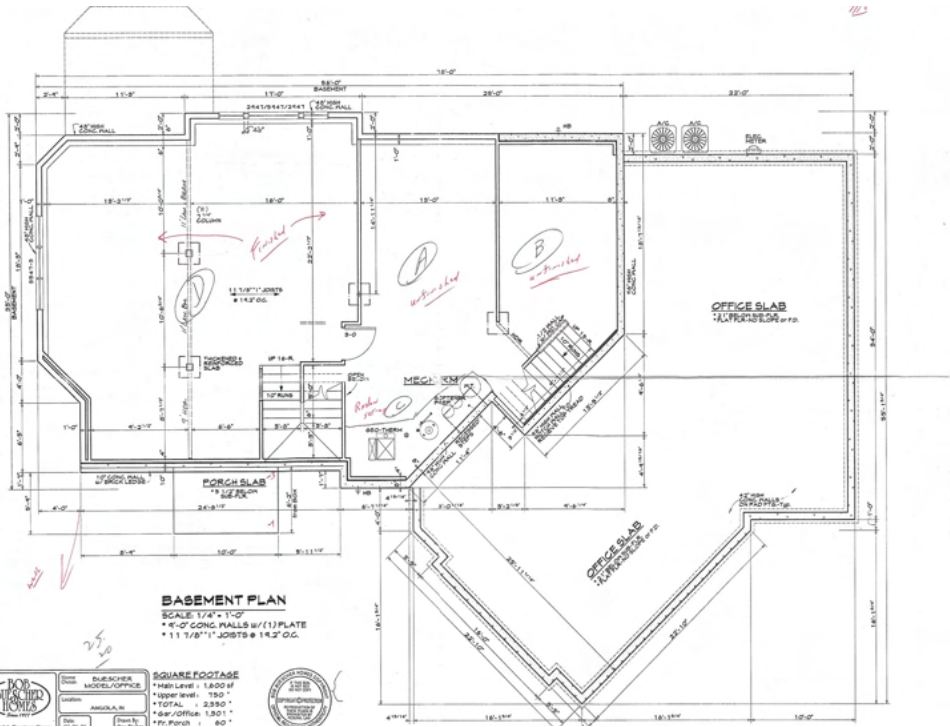
FLOOR PLANS



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
* 4'-1 1/8" CEILING HT-Unless Noted
* 2 x 6 EXTERIOR WALLS-Typical

	Client:	BUESCHER
	Model:	MODEL/OFFICE
	Location:	ANGOLA, IN
	Date:	10/1/17

SQUARE FOOTAGE
* Main Level: 1,800 sf
* Upper Level: 750 sf
* TOTAL: 2,550 sf
* Gar./Office: 1,501 sf
* Fr. Porch: 60 sf



BASEMENT PLAN
SCALE: 1/4" = 1'-0"
* 4'-0" CONC. WALLS w/ (1) PLATE
* 11 1/8" x 11 1/8" JOISTS @ 16" O.C.

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RETAILER MAP



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PROPERTY DETAILS

SALE PRICE		\$625,000	
LOCATION INFORMATION			
Building Name	Model Office with Highway Accessibility in Lake Community		
Street Address	1250 N 200 W		
City, State, Zip	Angola, IN 46703		
County/Township	Steuben/Pleasant		
BUILDING INFORMATION			
Building Size	5,292 SF		
Price / SF	\$118.10		
Year Built	2006		
Building Class	A		
Tenancy	Single		
Number Of Floors	3		
Basement SF	1,641 SF		
Main Level SF	2,901 SF		
Upper Level SF	750 SF		
Number Of Buildings	1		
Overhead Doors	1		
Overhead Door Size	7'		
Drive-In Doors	1		
PROPERTY DETAILS			
Property Type	Office		
Property Subtype	Office Building		
Zoning	AG		
Zoning Variances	Legal Non-Conforming Use for Offices		
Lot Size	0.69 Acres		
APN#	76-06-15-000-015.020-011		
PARKING & TRANSPORTATION			
Parking Type	Asphalt Lot		
Number Of Spaces	14		
UTILITIES & AMENITIES			
Electrical	Public Utilities		
Heating	HVAC		
Air Conditioning	Yes		
Gas	City Utilities		
Water/Sewer	Well and Septic		