

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$999,000
Price / SF:	\$35.09
Building Size:	28,470 SF
Lot Size:	1.28 Acres
Zoning:	CBDI Downtown Core
Parking:	90
'24 Pay '25 RE Taxes:	\$58,599.00
Occupancy:	40%

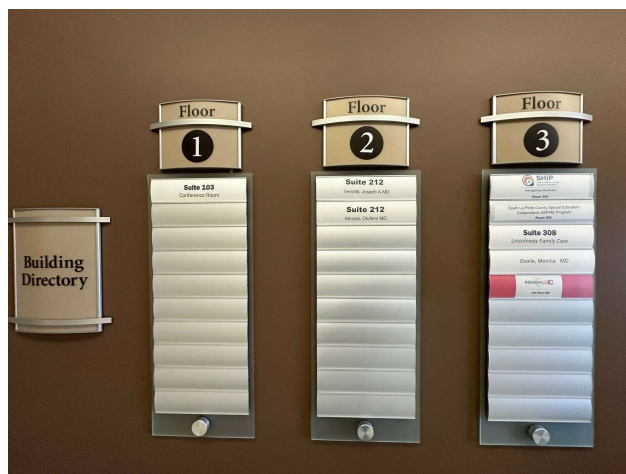
PROPERTY OVERVIEW

Introducing a prime opportunity for office building investors or retail redevelopment! This 3-story office building is 28,470 SF plus a 9,490 SF lower level. The lower level is sprinkled. Built in 1989, this property is ideally located at the busiest intersection in La Porte Downtown Business District. The building encompasses street frontage on 4 sides with 2 stoplight corners and parking lot access via Madison Street from S.R. 2/Lincolnway. 3 rooftop HVAC units. Don't miss this rare chance to invest in a property with substantial square footage and a promising future.

LOCATION OVERVIEW

Nestled in the heart of La Porte, this area blends small-town charm with urban amenities. Just steps away from historic downtown, and near the new \$200 million, 227 bed, Northwest Hospital. This area boasts a vibrant array of dining, shopping, and entertainment options, creating an appealing environment for prospective tenants. Nearby attractions such as the La Porte County Historical Society Museum and the Civic Auditorium contribute to the area's cultural richness. 7 1/2 miles south of I-94 and 8 miles south of I-80/94. 2024 IDOT traffic counts are 18,318 cars/day on SR 2 West of U.S. 35 and 20,275 cars/day on US 35 north of S.R. 2.

A wide-angle photograph of a large, empty room, likely a community center or a large office space. The room features a drop ceiling with several rectangular fluorescent light fixtures. The floor is covered in light-colored, patterned tiles. On the left wall, there are large windows with dark frames. In the background, there is a reception desk with a counter and a person standing behind it. To the right of the desk, there is a set of double doors with a wooden finish. The overall atmosphere is bright and clean.

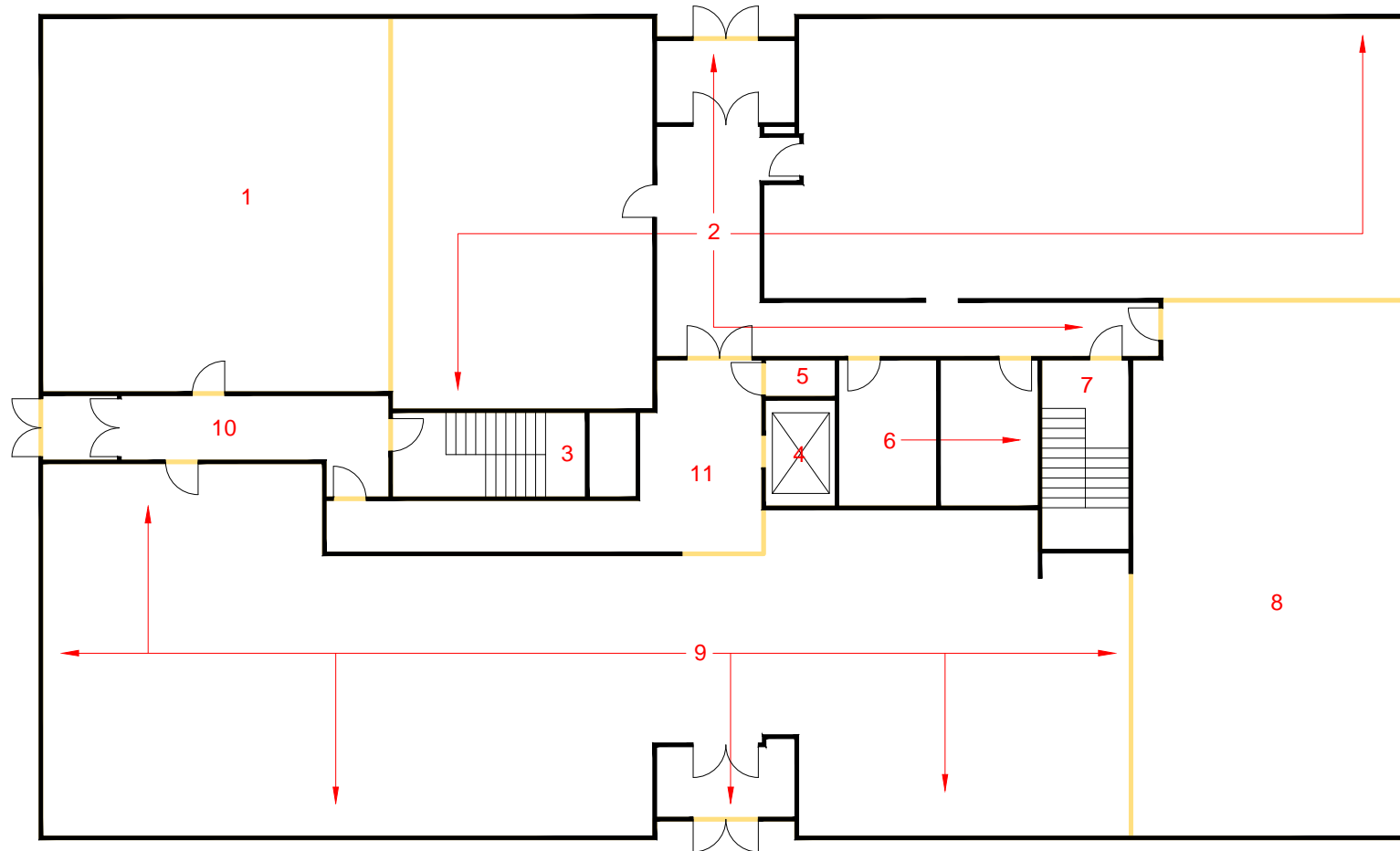


ADDITIONAL PHOTOS



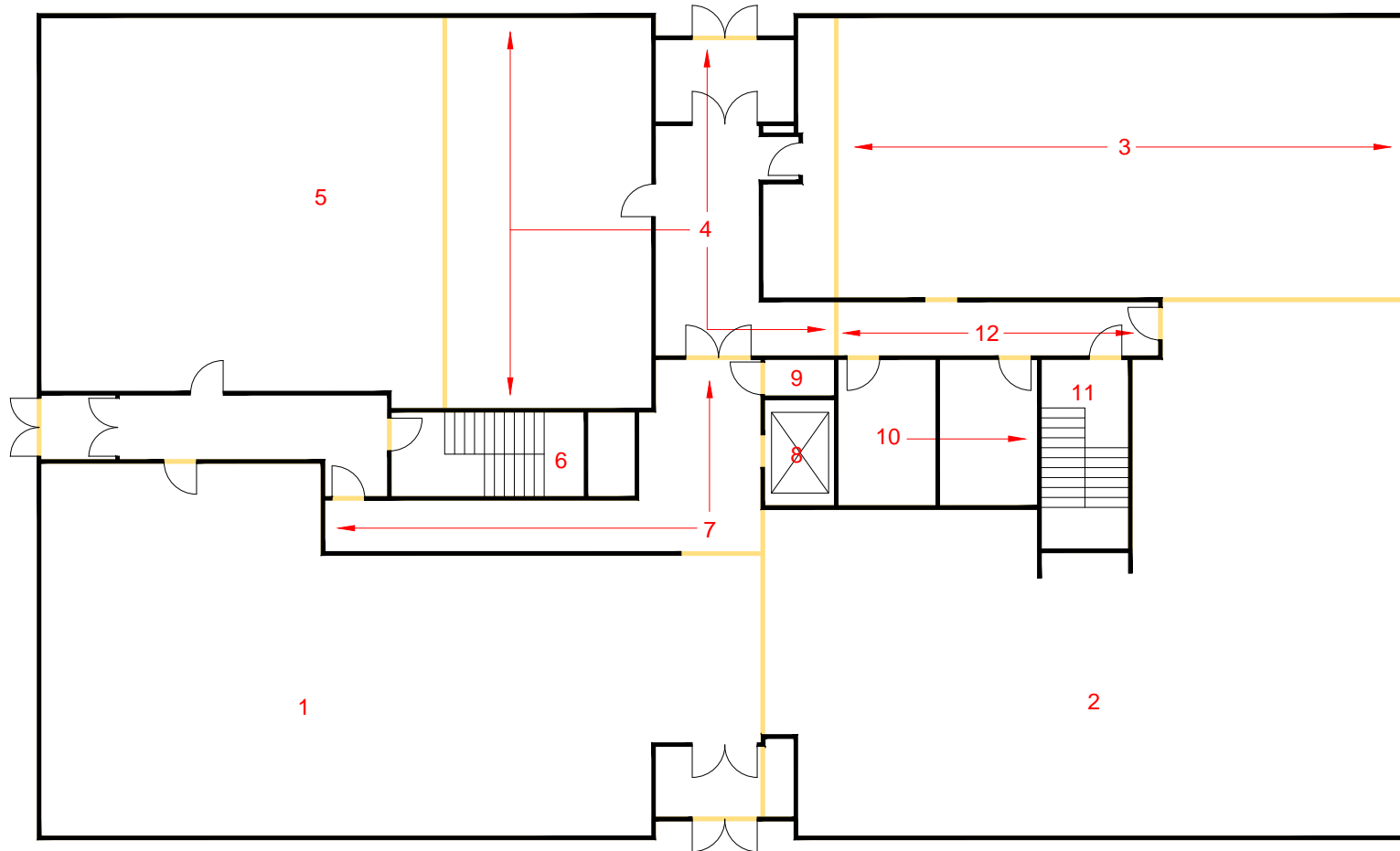


- HERITAGE PLACE
- FIRST FLOOR
- Not To Scale
- 9,490 SQUARE FEET



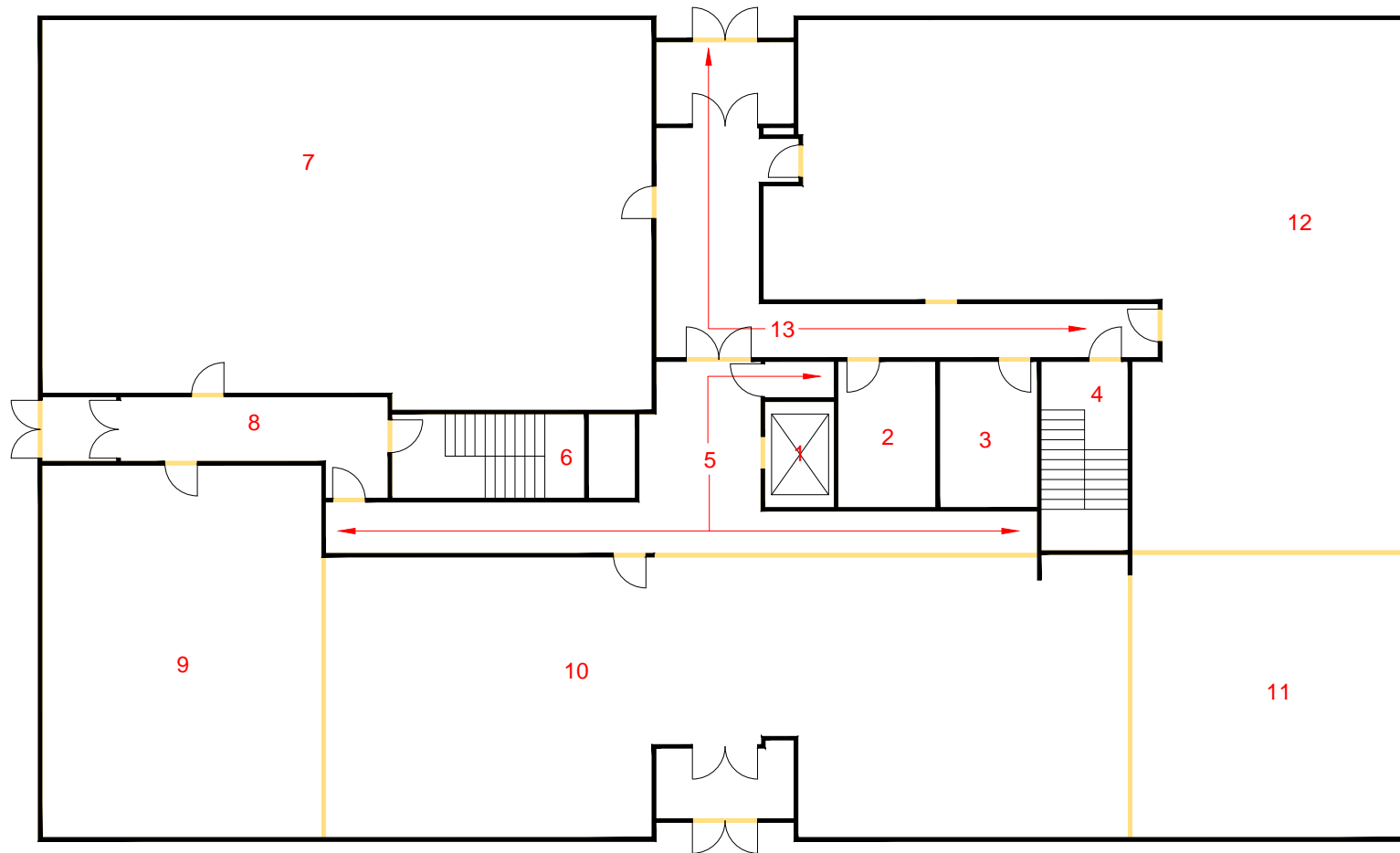
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- HERITAGE PLACE
 - SECOND FLOOR
 - Not To Scale
 - 9,490 SQUARE FEET
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LAPORTE HOSPITAL

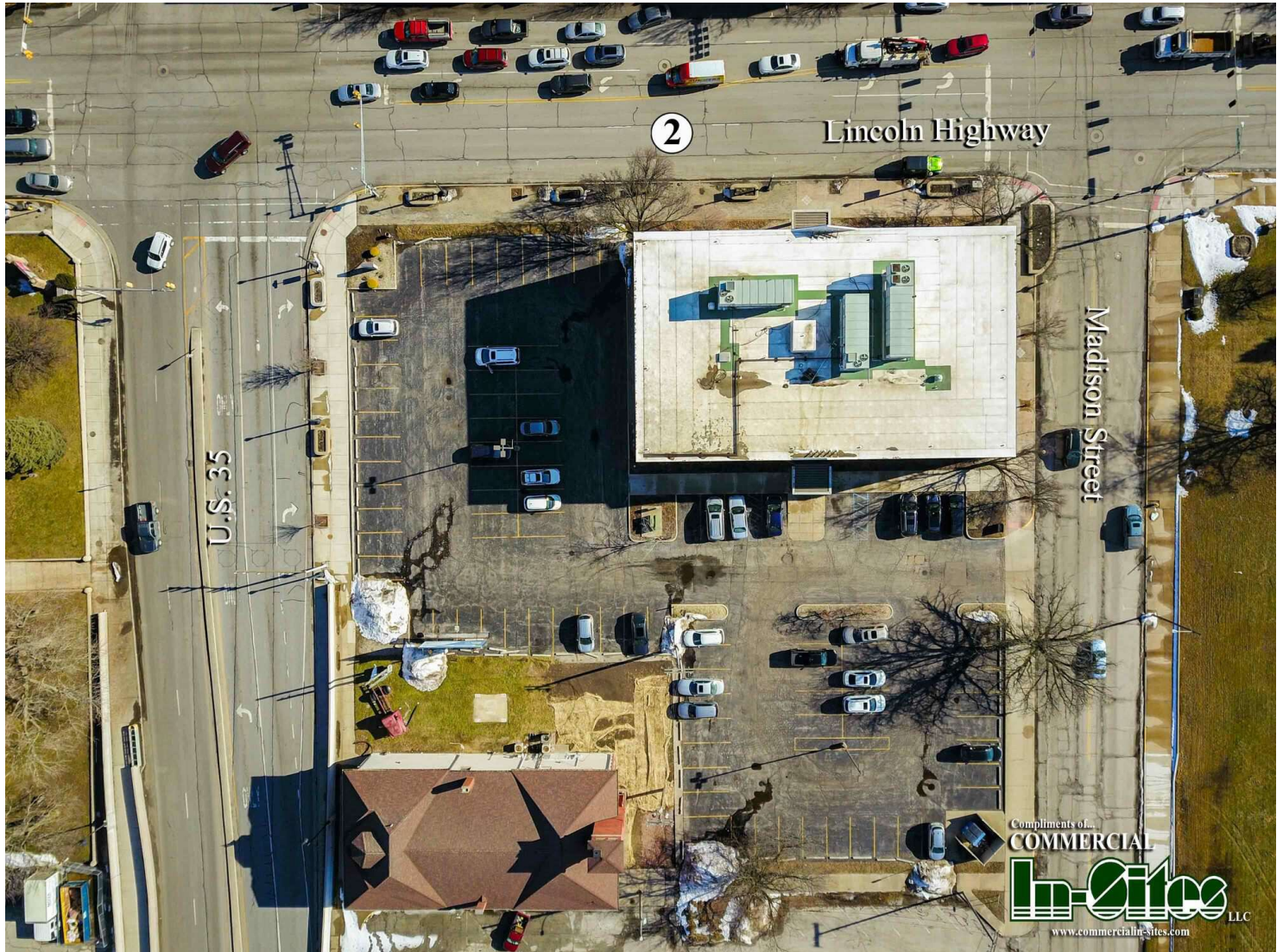
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 - THIRD FLOOR
 - Not To Scale
 - 9,490 SQUARE FEET
-



LAPORTE HOSPITAL

- HERITAGE PLACE
 - BASEMENT
 - Not To Scale
 - 9,490 SQUARE FEET
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TOP DOWN VIEW



AERIAL IMAGE

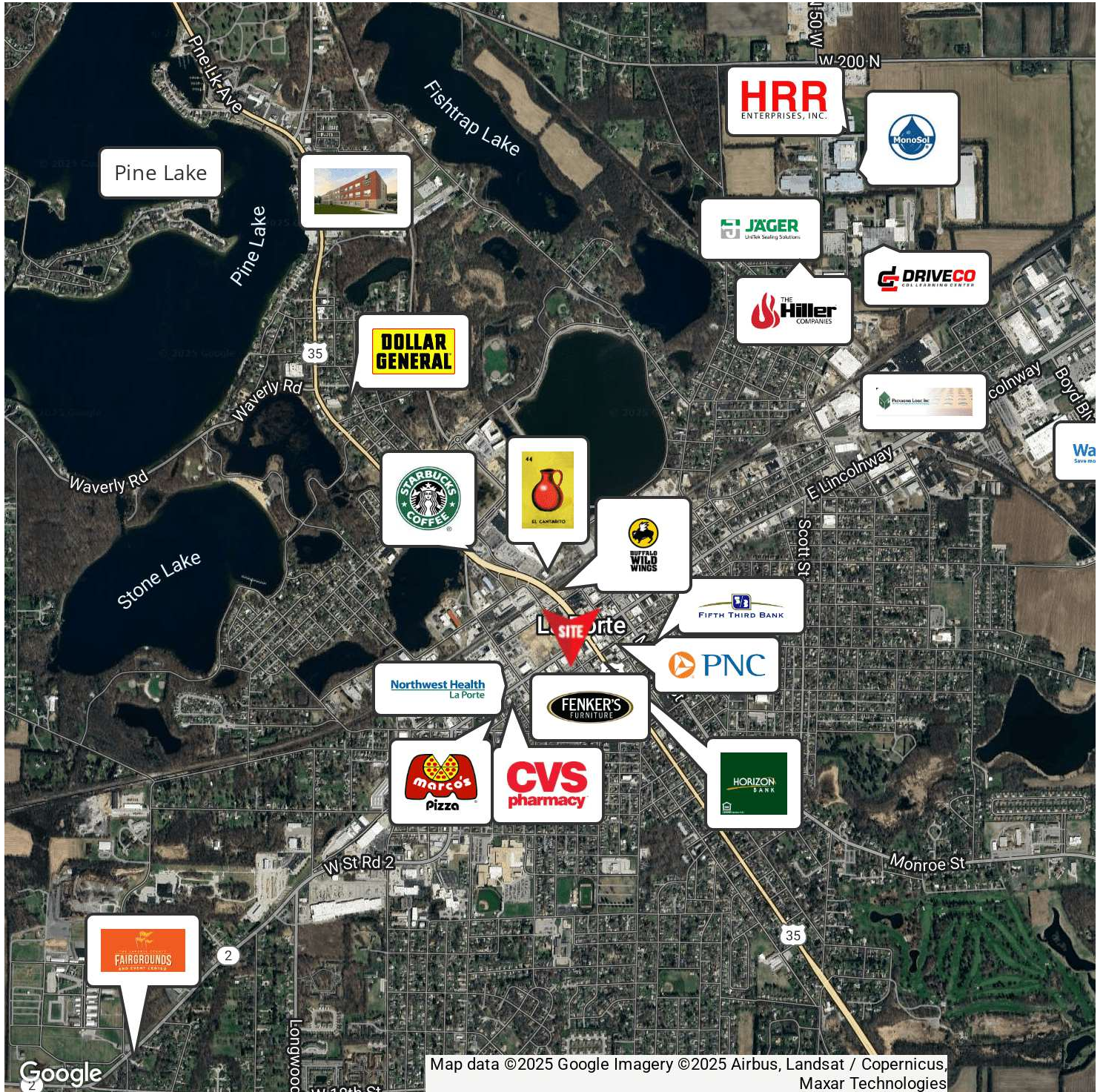


AERIAL IMAGE



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RETAILER MAP



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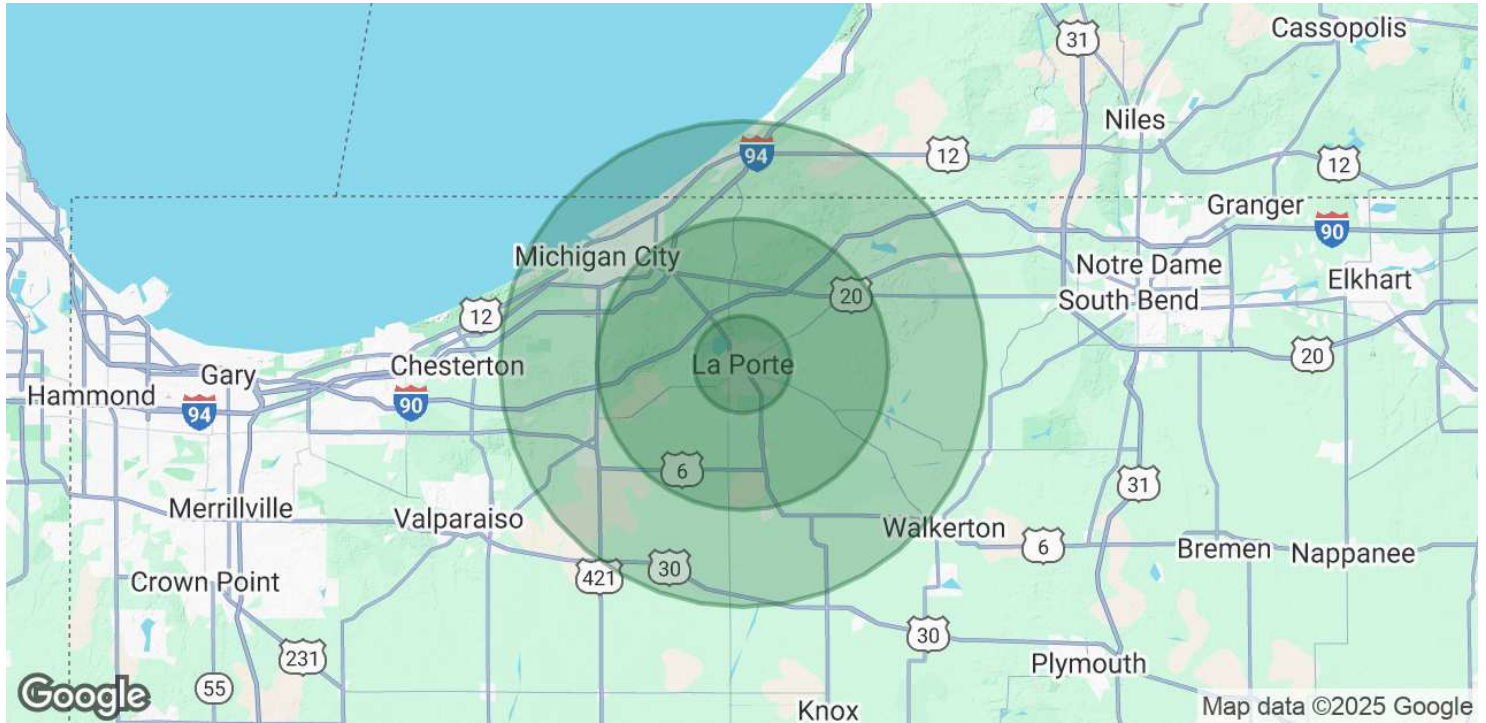
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	9 MILES	15 MILES
Total Population	26,120	63,982	125,979
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	3 MILES	9 MILES	15 MILES
Total Households	10,606	25,837	49,772
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,222	\$91,297	\$89,802
Average House Value	\$212,513	\$242,534	\$256,874

Demographics data derived from AlphaMap