

## 7340 CALUMET AVE

7340 Calumet Ave, Hammond, IN  
46324



**Contact**

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# TABLE OF CONTENTS

**2 PROPERTY INFO & DISCLAIMER**

**3 PROPERTY DESCRIPTION**

**5 PROPERTY PHOTOS**

**9 DEMOGRAPHIC ANALYSIS**

**13 AERIAL & LOCATION REPORT**



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## PROPERTY INFORMATION

**Purchase Price**  
\$310,000.00

**Property Address**  
7340 Calumet Ave  
Hammond, IN 46324

**Property Size**  
870 Sq. Ft.

**Land Size**  
0.14 Acres

**7340**  
**CALUMET AVE**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.





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## PROPERTY OVERVIEW

Prime commercial opportunity: Sized for low expense, 870 sq. ft. single-story property with traffic count over 32,000 daily and ample parking for +/- 20 vehicles. Ideal for entrepreneurs seeking to establish a thriving business in a high-visibility location with excellent customer accessibility.

Unlock the door to entrepreneurship with this exceptional 870 sq. ft. commercial property in the heart of Hammond, Indiana. Just 2 ½ blocks North of I\_80/94 this efficient gem at 7340 Calumet Ave is poised to become the canvas for your business vision while maintaining low overhead. The versatile layout offers boundless possibilities, currently a fully operational used car dealership. Adaptable for any number of retail or office uses.

Where potential for every square foot speaks to opportunity. Recent improvements include Modern LED Lot Lighting, Lighted Monument Sign and Lighted Building Signage, HVAC in the last two years, and redecorated interiors for comfortable customer areas. The space works well as an automotive related location but could be molded to your unique business needs. Imagine display areas, workspaces, or a customer lounge – the choice is yours.

Outside, a spacious parking lot welcomes your patrons, offering convenience in today's fast-paced world. The property's exterior, with its charming brick facade, offers a timeless appeal that will make your business stand out and offers an inviting atmosphere for all who visit.

Location is key, and this property delivers. Situated on bustling Calumet Avenue, you'll benefit from high visibility and easy accessibility with a traffic count of more than 32,000 vehicles daily. The diverse neighborhood promises a steady stream of potential customers.

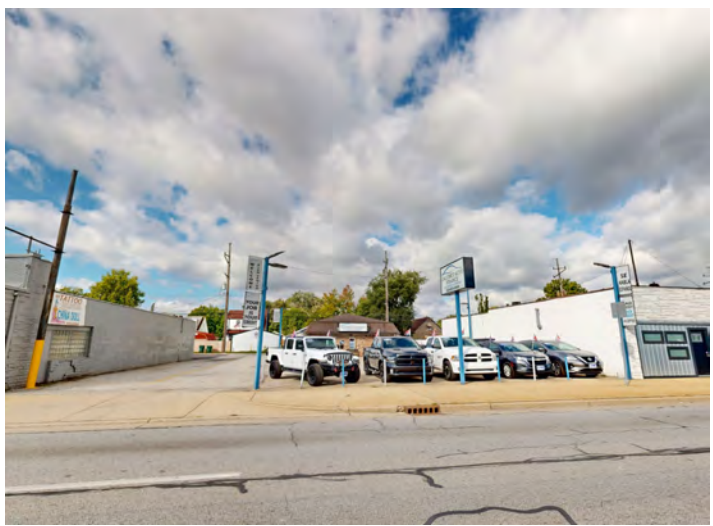
Don't just start a business – create a legacy. This property isn't just a space; it's the launchpad for your entrepreneurial journey. With its prime location, versatile layout, and great potential, 7340 Calumet Ave is more than a property – it's your pathway to success. Seize this opportunity to turn your business dreams into reality in the heart of Hammond.



PROPERTY PHOTOS



7340  
CALUMET AVE



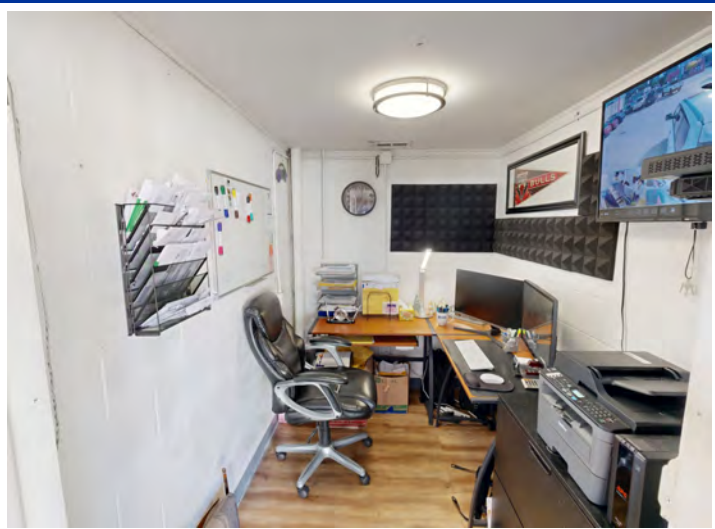


PROPERTY PHOTOS



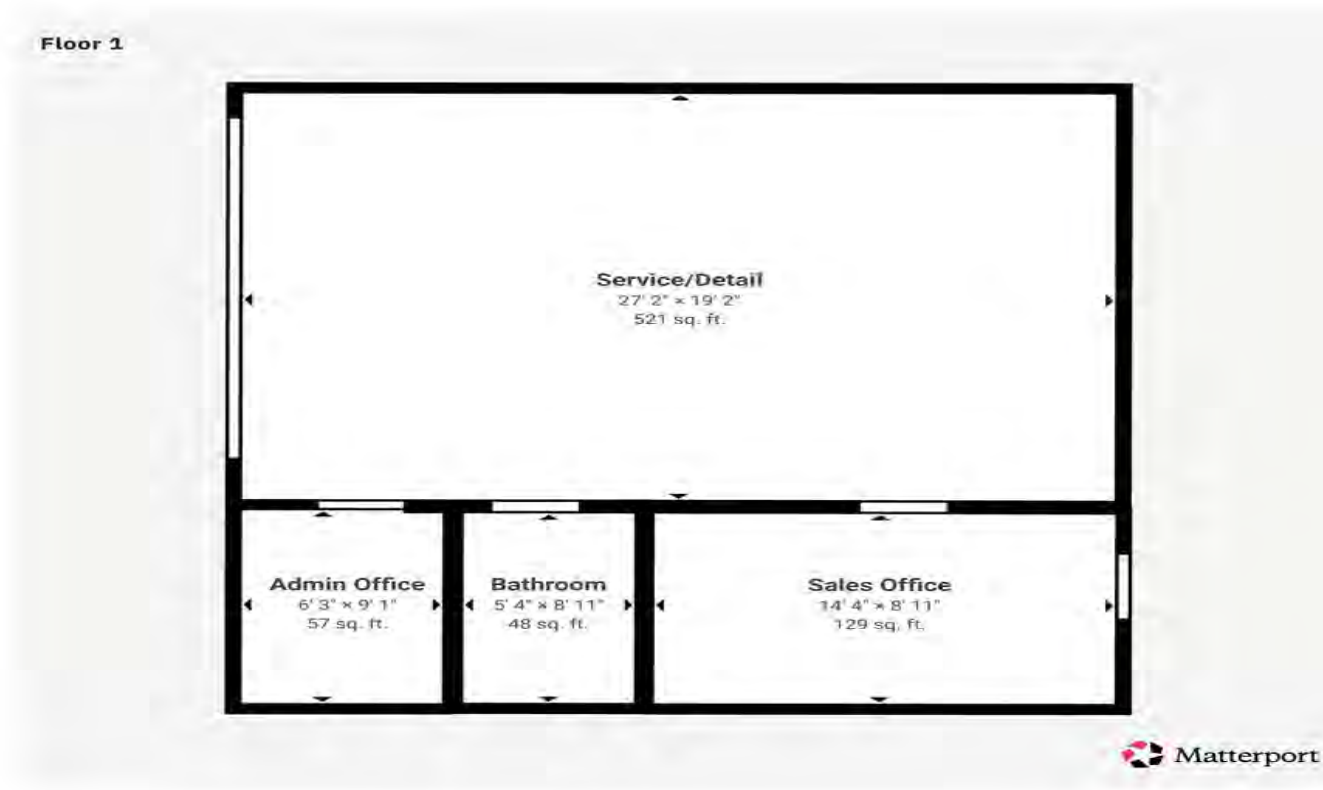


PROPERTY PHOTOS



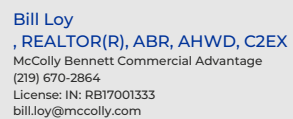


# PROPERTY PHOTOS



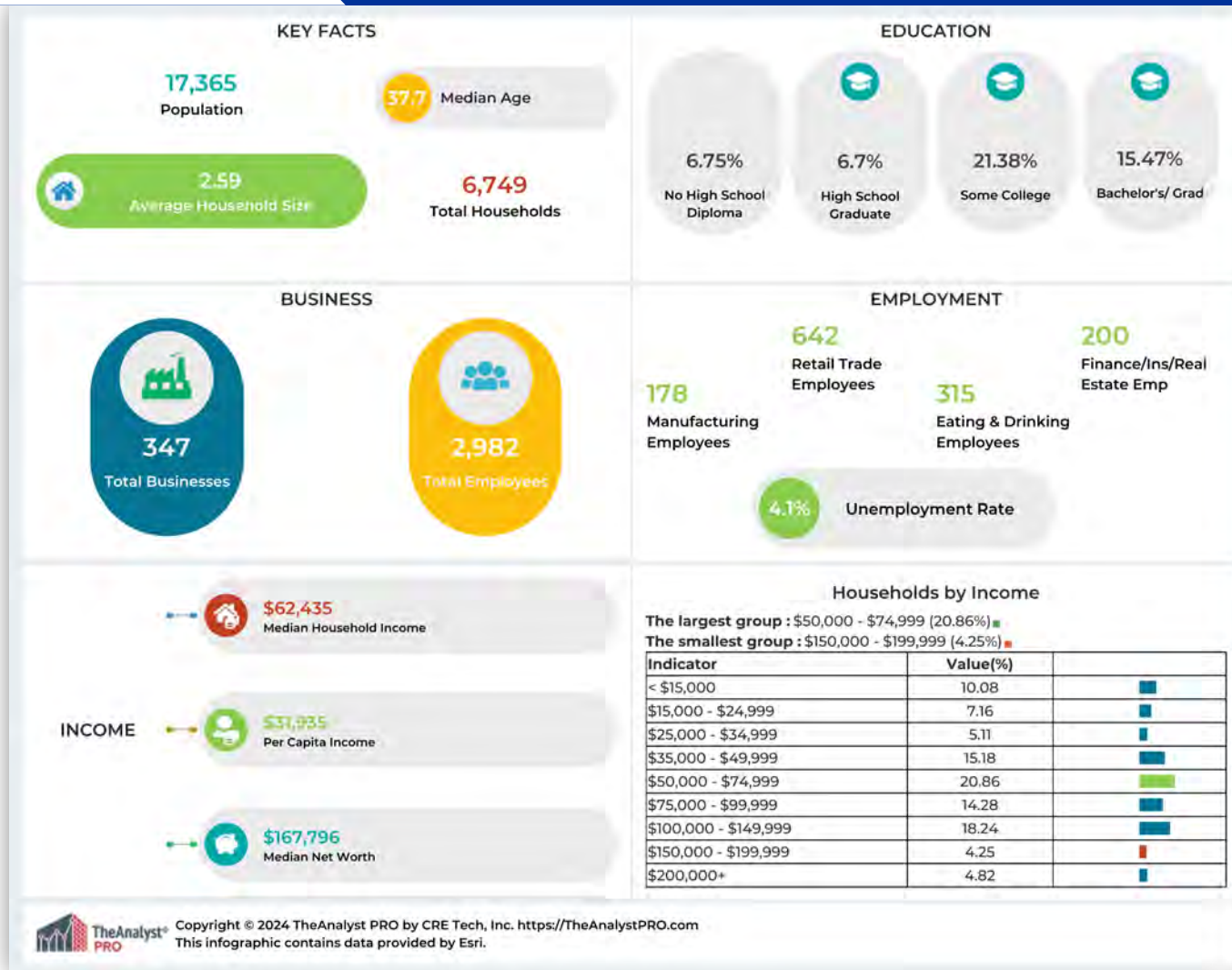
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## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

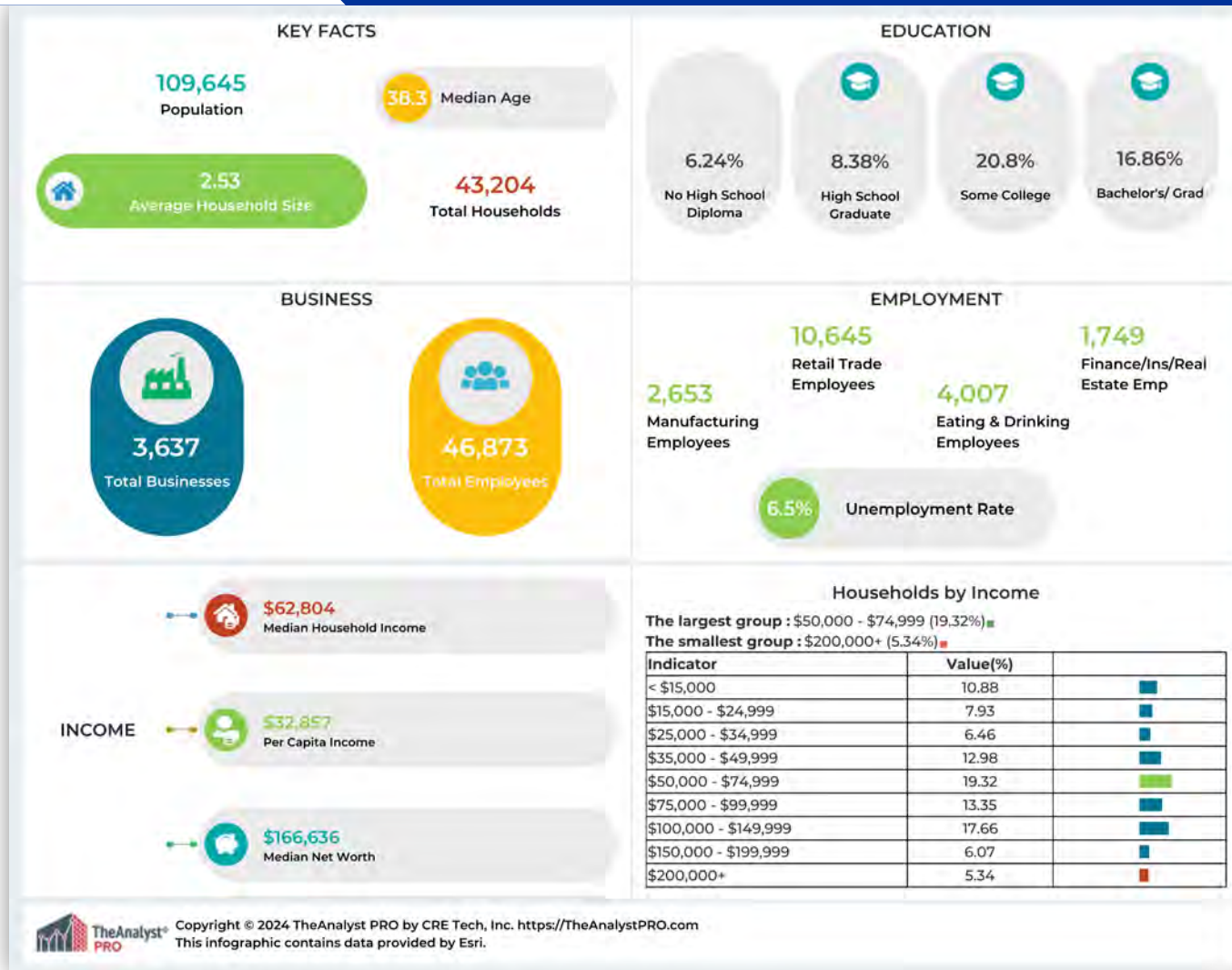


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## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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## INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

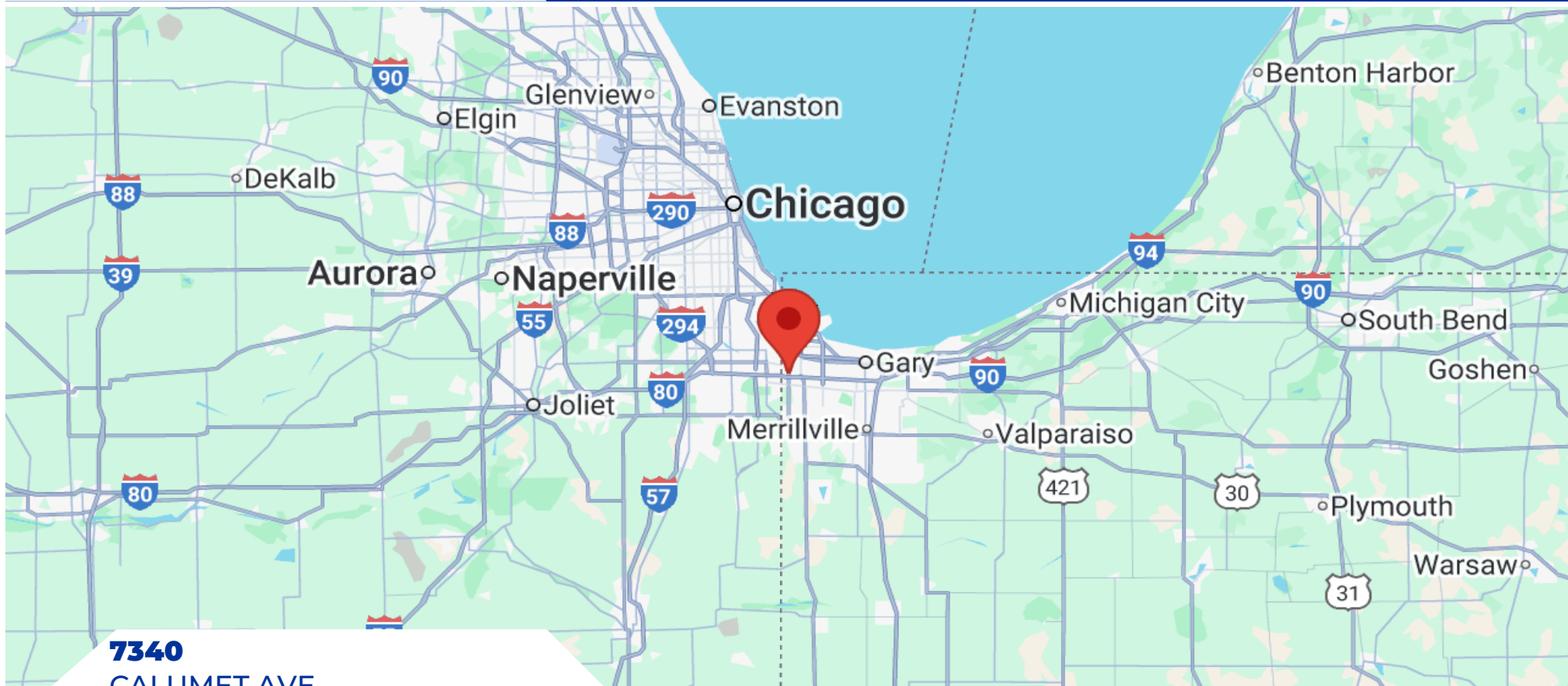


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## AREA LOCATION MAP



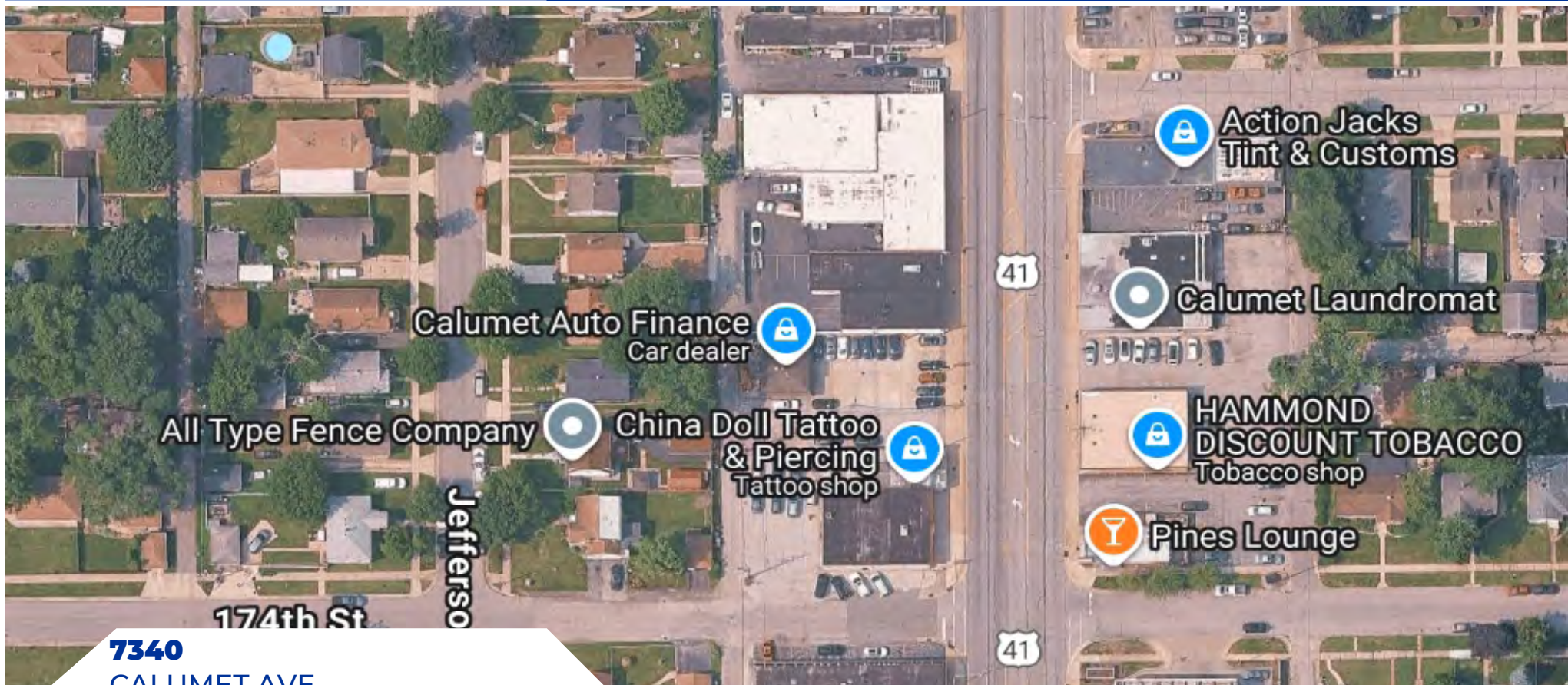
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## AERIAL ANNOTATION MAP



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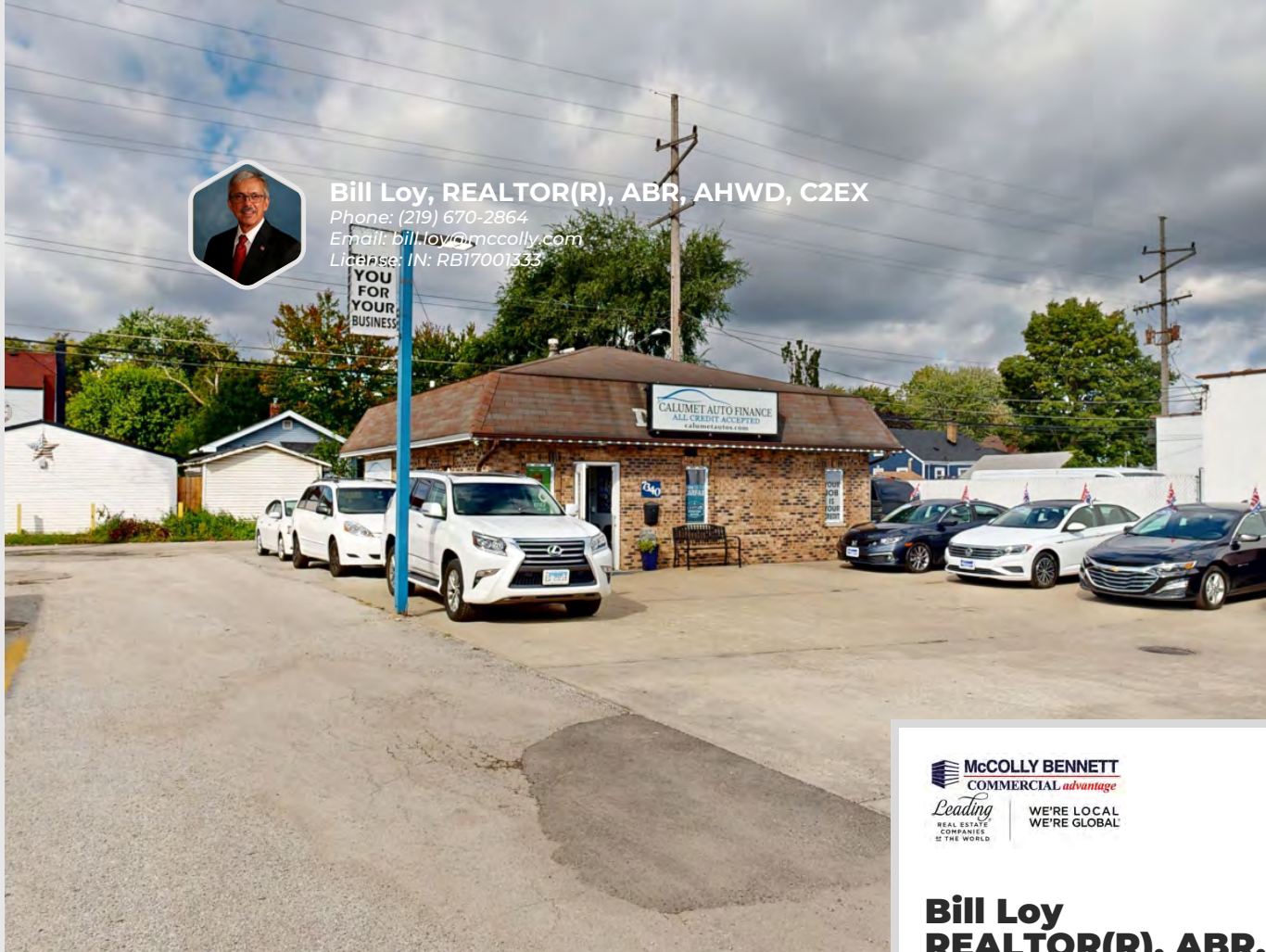


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