

Flex Office For Sale



2310 W. Lexington Ave.

Elkhart, IN 46514

Property Highlights

- Well-maintained office property offers a versatile layout suited for a variety of professional users
- Includes reception area, conference room, multiple private offices, open workspaces, and breakroom—ideal for growing or established teams
- High-visibility signage along Lexington Avenue with convenient access to Elkhart and neighboring St. Joseph County
- Large surface lot provides convenient on-site parking for staff and visitors
- Priced attractively to offer a low barrier to entry for owner users or investors
- Well-maintained building with the opportunity to modernize interior finishes to suit buyer preferences
- The adjacent parcel to the east is also available for sale, offering a valuable opportunity for future expansion or additional development.

Sale Price \$350,000

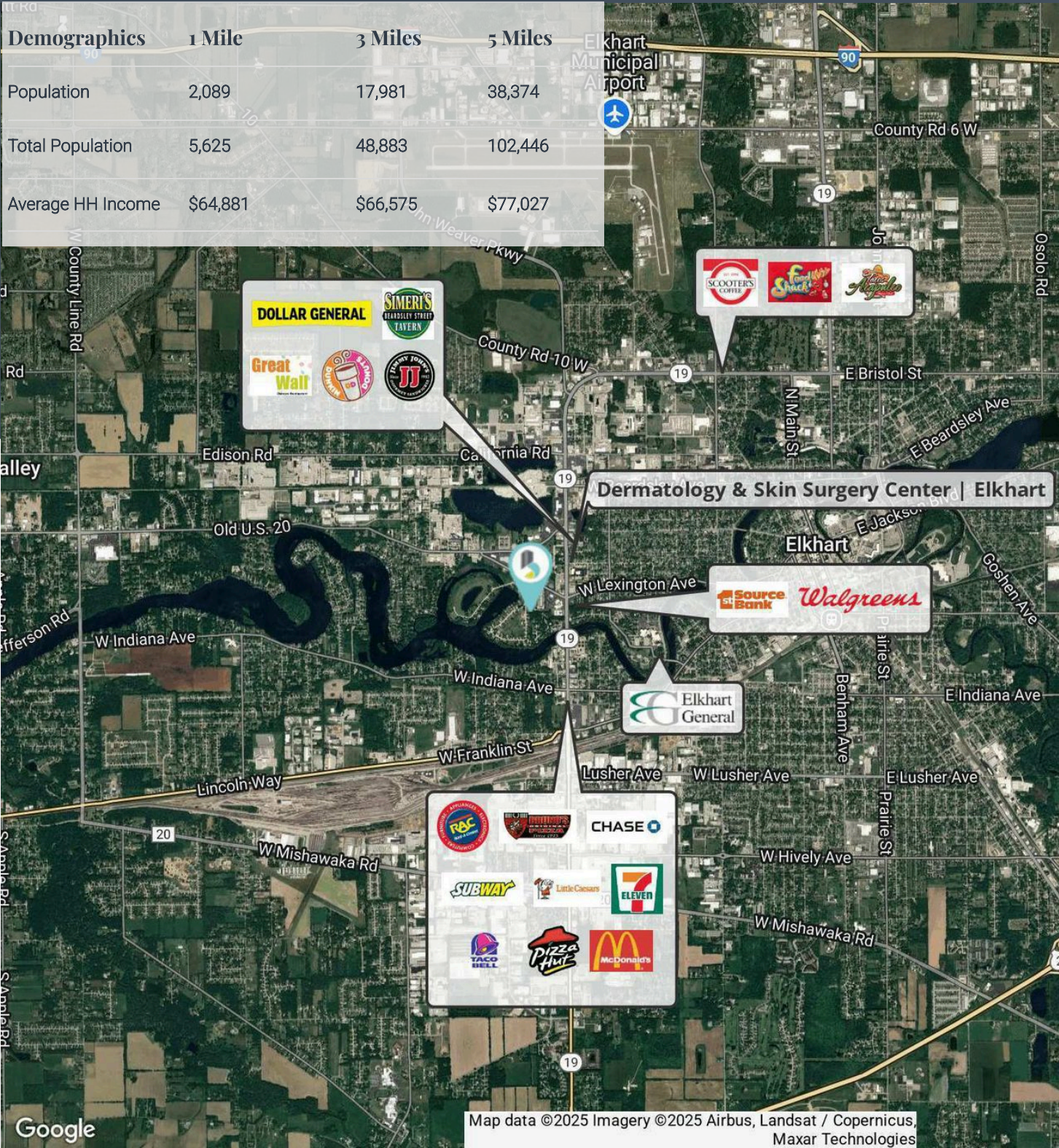
Building Size (SF) 4,419 SF

Lot Size 0.93 Acres

Traffic Count ADT 10,810 (W Lexington)

Retailer Map

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 2,089 | 17,981 | 38,374 |
| Total Population | 5,625 | 48,883 | 102,446 |
| Average HH Income | \$64,881 | \$66,575 | \$77,027 |



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Additional Photos

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