



2310 W Lexington Ave

Elkhart, IN 46514

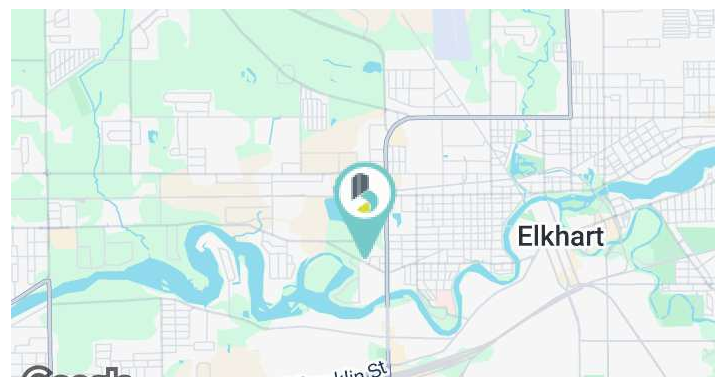
Property Highlights

- Includes reception area, conference room, multiple private offices, open workspaces, and breakroom—ideal for a variety of professional uses
- High-visibility signage along Lexington Avenue with easy access from 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
- Neighboring Parcel Available: Adjacent parcel to the east is also available for sale.

SALE PRICE

\$350,000

Lot Size:	0.93 Acres
Building Size:	4,419 SF
Traffic Counts:	ADT 10,810 - W Lexington Ave



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