



AVAILABLE FOR SALE

116 N. MAIN STREET, KENDALLVILLE, IN

NEAL WORDEN

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127 W Berry St

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A MIKE THOMAS AFFILIATE

AVAILABLE INVESTMENT PROPERTY
SALE PRICE \$675,000

PROPERTY HIGHLIGHTS

- Well maintained historical investment which includes: mixed-use building and parking lot
- Building offers retail, office, or warehouse on the first floor with office and/or multi-family on the second floor
- 3 dock doors with designated loading area along alley plus over 12,000 SF of clean, dry basement storage
- Located within the "Historical Kendallville District" along Main Street. The building has been consciously preserved to maintain the integrity of the buildings and it's rich history within the city



116 N. MAIN STREET

Kendallville, IN 46755



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Historic mixed-use investment located in the heart of downtown Kendallville. This architectural masterpiece offers unique amenities including 3 dock doors, parking field, office, retail, or warehouse space, second floor office with residential potential, and significant basement storage. Kendallville is a quaint community 20 minutes North of Fort Wayne. Known for its annual Bluegrass and Apple Festivals, the city was named in the list of "Top 50 Best Cities to Live" by 24/7 Wall Street.

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	0.67 Acres
Building Size:	45,616 SF



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ADDITIONAL PHOTOS



Main Street



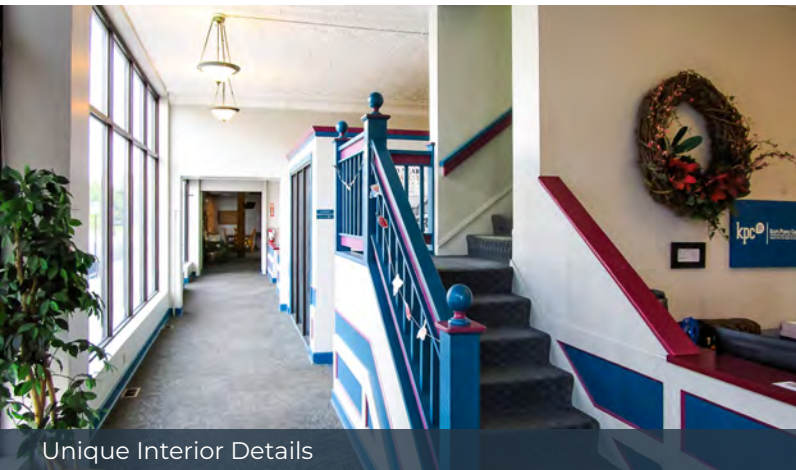
E Mitchell Street



Alley Delivery Area with Dock Doors



Parking Lot



Unique Interior Details



High Ceilings and Preservation

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PROPERTY DETAILS

SALE PRICE

\$675,000

LOCATION INFORMATION

Street Address	116 N. Main Street
City, State, Zip	Kendallville, IN 46755
County/Township	Noble/Wayne
Cross Streets	W. Mitchell St. & Harris St.
Side Of Street	East
Road Type	Paved

BUILDING INFORMATION

Building Size	45,616 SF
Price / SF	\$14.80
Tenancy	Multiple
Number Of Floors	2 + Basement

PROPERTY DETAILS

Property Type	Mixed-Use
Property Subtype	Office, Retail, Warehouse
Zoning	C-1 (Commercial)
Lot Size	0.67 Acres
APN#	57-07-33-310-170.000-020
	57-07-33-310-169.000-020
	57-07-33-310-167.000-020
Lot Frontage	159
Lot Depth	384

PARKING & TRANSPORTATION

Parking Type	Surface, Paved
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