

SALE

OFFICE



1091 CENTRAL AVE.



1091 CENTRAL AVE., WABASH, IN 46992

PROPERTY HIGHLIGHTS

- 100% Occupied
- Two points of ingress/egress with access to a lighted intersection
- Building measures 44' x 62'
- Property features a reception area, conference room and break room
- Great office space
- Located just off of State Road 15; near US 24
- Plentiful parking in two on-site surface lots
- Several new window

OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.44 Acres
Building Size:	2,728 SF

BRADLEY COMPANY

127 W. Wayne St., Suite 400
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SITE INFORMATION

Building Name	Shopper's Mart Office Bldg.
Address	1091 Central Ave.
City, State, Zip	Wabash, IN 46992
County	Wabash County
Parcel Number	85-14-03-403-012.000-008
Land Size	0.44 Acres
Lot Dimensions	104 ft. x 185 ft.
Zoning	GB - General Business
Frontage - Central Ave.	104 ft.

BUILDING INFORMATION

Building SF	2,728 SF
Office Space	2,728 SF
Number of Floors	1
Year Built	1975
Tenancy	Single
Exterior	Brick
Floor Type	Carpet
Heating & A/C Type	Central
Lighting Type	Fluorescent/Incandescent
Restrooms	Two (2)
Parking	Two surface lots (front & back)
Utilities	Gas Supplier- NIPSCO Power Supplier - Duke Water/Sewer Type - Municipal

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,443	11,760	13,735
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,367	4,611	5,649
Average HH income	\$58,722	\$56,272	\$58,177
TRAFFIC COUNTS			
N. Cass Street		12,660-14,490	VPD



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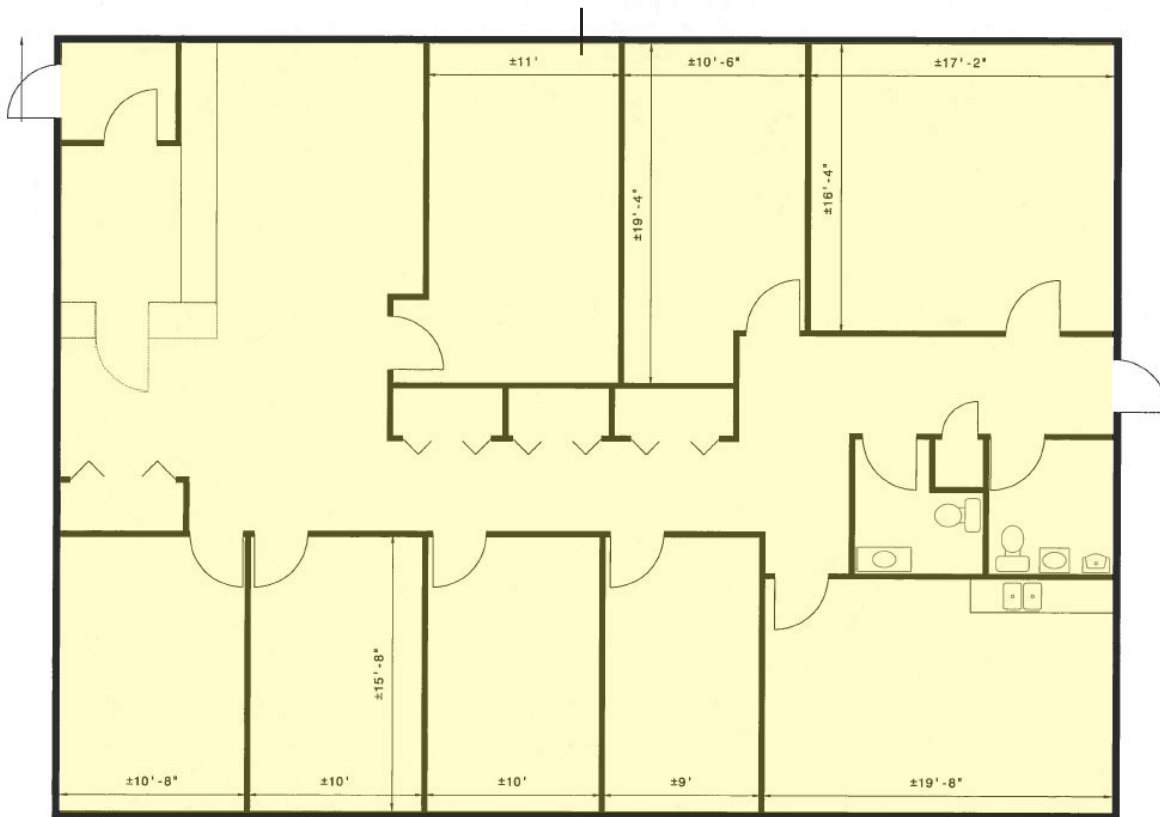


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