



FOR **SALE** INDUSTRIAL
PROPERTY



129 North Main Street
Wolcottville, IN 46795

14,490 SF Industrial Building Available For Sale

About The Property

- Located on the main corridor of downtown Wolcottville
- Building layout consists of 12,690 SF warehouse/production space along with 1,800 SF of office and reception
- One dock door and one drive-in door
- Fenced in area for outdoor storage capabilities
- Sale price: \$675,000



the
Zacher
company

DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

14,490 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

BUILDING LOCATION/SIZE/ZONING

| | |
|---------------------|------------------------|
| Street Address | 129 North Main Street |
| City, State, Zip | Wolcottville, IN 46795 |
| County | LaGrange |
| Total Building Area | 14,490 SF |
| Office Area | 1,800 SF |
| Site Acreage | 1.51 Acres |
| Zoning | B-4/U-1 |

PRICE/AVAILABILITY

| | |
|---------------|--------------|
| Sale Price | \$675,000.00 |
| Sale Price/SF | \$46.58 |
| Available | Immediately |

BUILDING DATA

| | |
|----------------------|----------------------------------|
| Construction Date | 1984 |
| Power | 3-Phase, 480V |
| Roof | Metal |
| Air Conditioning | Office Only |
| Heat | Throughout (2 Hanging Gas Units) |
| Restrooms | 3 |
| Ceiling Clear Height | 11'5" |
| Industrial Fans | Included |
| Air Compressor Lines | Included |
| Water Lines | Included |
| Replacement Cost New | \$462,186 |

PROPERTY TAXES

| | |
|------------------|--|
| Parcel Numbers | 44-10-33-400-001.063-011 44-10-33-400-000.007-011 44-10-33-400-000.030-011 |
| Assessment: Land | \$116,700 |
| Improvements | \$95,900 |
| Total Assessment | \$212,600 |
| Annual Taxes | \$4,050.12 (\$0.28/SF) |
| Tax Year | 2025 Payable 2026 |

NEARBY BUSINESSES

| | |
|--------------------------------|------------------------------|
| Wolcottville Police Department | Farmers State Bank |
| Hillbilly Tire | United States Postal Service |
| Stoney Creek Construction | Twin Six Restaurant |
| Dollar General | Lassus |

LOADING FACILITIES

| | |
|----------------|-----------------|
| Dock Doors | One (10' x 10') |
| Drive-in Doors | One (10' x 10') |

TRANSPORTATION

| | |
|---------------|---|
| Parking Lot | Asphalt - 6,975 SF Crushed Stone Paving - 3,535 SF |
| Traffic Count | N. Main St. - 6,435 VPD |



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ADDITIONAL PHOTOS

14,490 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE



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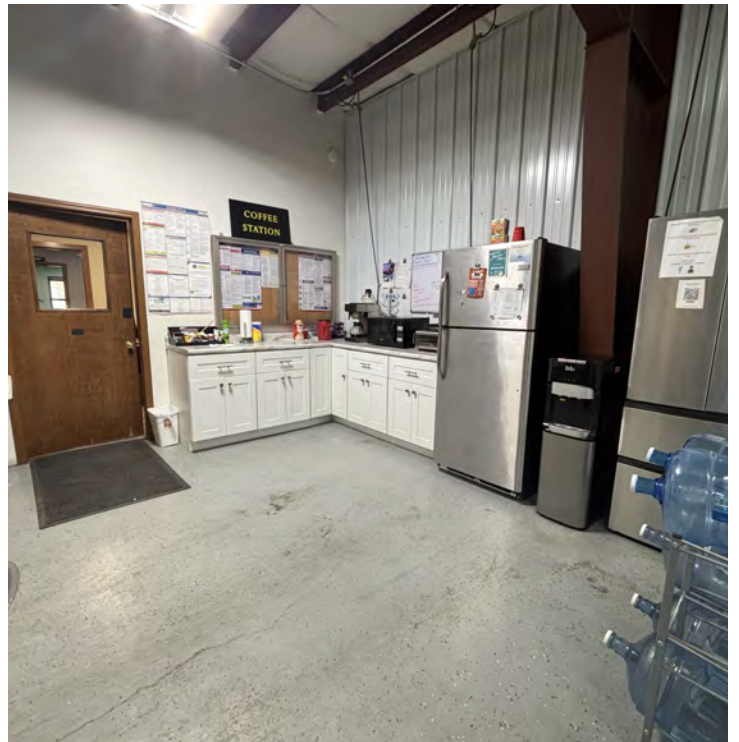
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LOCATION MAP

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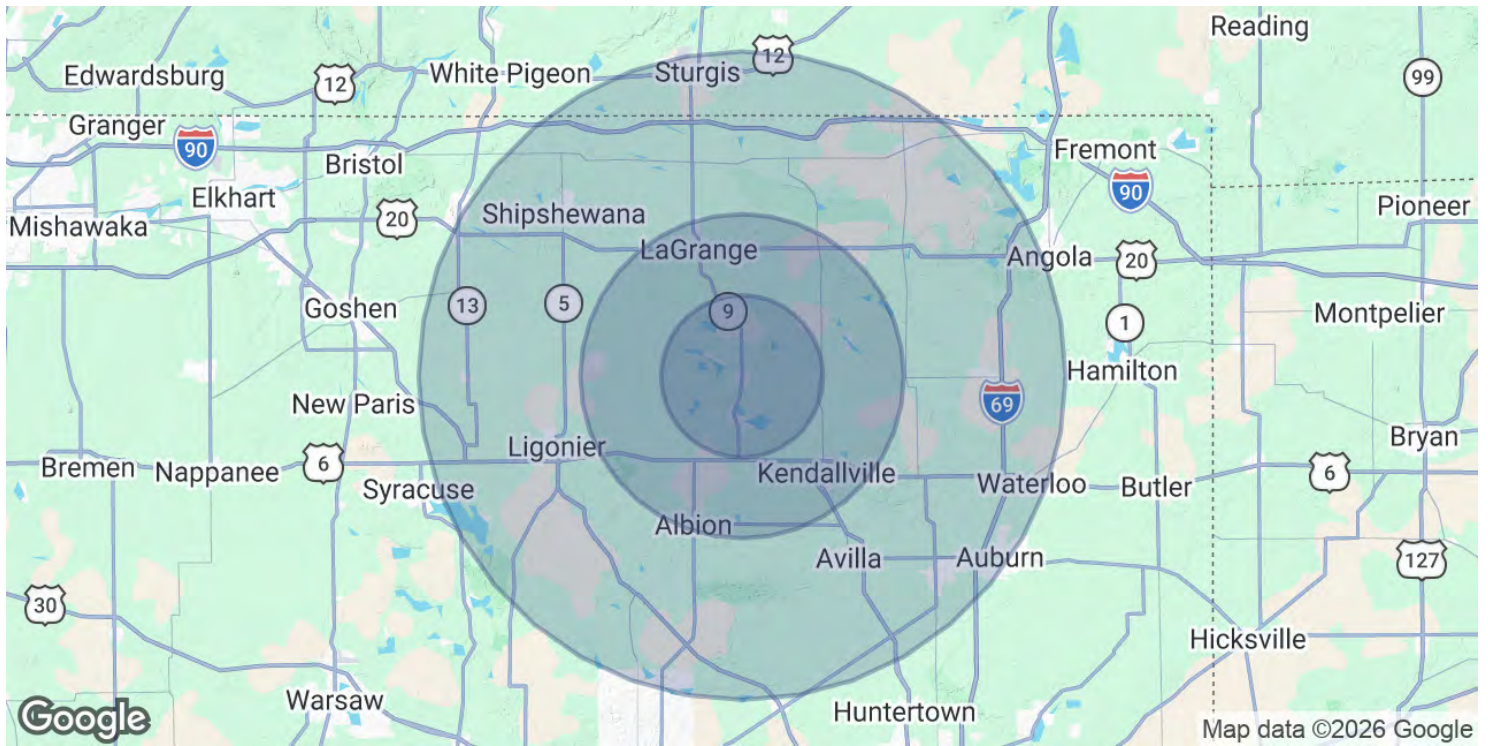
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DEMOGRAPHICS MAP & REPORT

14,490 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|---------|----------|----------|
| Total Population | 9,255 | 41,169 | 155,435 |
| Average Age | 42.6 | 39.4 | 37.1 |
| Average Age (Male) | 41.1 | 38.3 | 36.2 |
| Average Age (Female) | 43.4 | 40.1 | 37.7 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,488 | 15,062 | 55,729 |
| # of Persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH Income | \$91,217 | \$89,759 | \$90,005 |
| Average House Value | \$246,217 | \$219,623 | \$239,313 |

2023 American Community Survey (ACS)



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