

AVAILABLE FOR SALE

2814 Franklin Street

MICHIGAN CITY, IN 46360



Property Overview

Move-In Ready Office Building along Franklin St in the Beautiful Edgewood Neighborhood! Solidly built of CMU Block, brick, and stucco. The owners hired an architect and professional interior designer when performing a full remodel in 1994. The large parking lot of 27 spaces with multiple points of ingress / egress is a rare find and a huge highlight of the property. Enter to a spacious waiting room and reception area with 3 reception windows. Skylights provide ample light and an open feel through the halls. A total of 10 offices with two large enough for conference use. Between the hall and reception area are two small testing rooms. Additional storage rooms for maximum organization and secure storage of sensitive documents. The utility room has interior and exterior access for easy building maintenance. The building is ADA compliant with two ADA bathrooms and easy ramp access from the parking lot. Employees can enjoy use of the break area and designated employee bathroom. A new vinyl roof and underlayment insulation in 2016 plus an IB roof coating in 2024 ensure years more of useful life. The landscaping and grass are all irrigated. Building has an active security system through Sentinel Alarm. The building layout allows for the potential of multiple tenants.

SALE PRICE	\$749,000
BUILDING SIZE	3,960 SF
YEAR BUILT	1962
FULL REMODEL	1994
BATHROOMS	Three
ZONING	B2
ADA COMPLIANT	Yes
SECURITY SYSTEM	Yes
PARKING	27 Spots
LOT SIZE	22,000 SF

FOR MORE INFORMATION

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 **LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

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BUILDING EXPENSES

WATER (avg)	\$105 / Month
NIPSCO (avg)	\$527 / Month
INSURANCE	\$3,396 / Year
PROPERTY TAXES ('24)	\$5,943
REPUBLIC SERVICES (dumpster)	\$115 / Month
SENTINEL ALARM	\$396 / Year
DOWN TO EARTH (Irrigation)	\$115
DAN'S LANDSCAPING	\$200-\$250 / mow



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MEDICAL OFFICE MAP



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ROSS
PROPERTY MANAGEMENT

THE
HUBER GALLOWAY
TEAM

CB
COLDWELL BANKER
REALTY