

HISTORIC MIXED-USE INVESTMENT

116 N MAIN ST, KENDALLVILLE, IN 46755



HISTORIC DOWNTOWN KENDALLVILLE

116 N. Main Street, Kendallville, IN 46755



EXECUTIVE SUMMARY



OFFERING SUMMARY

Updated Price:	\$475,000
Building Size:	31,592 SF
Available SF:	Multiple
Lot Size:	0.67 Acres
Number of Units:	4
Price / SF:	\$15.04
Zoning:	C-1 (Commercial)

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Historic downtown Kendallville investment of retail, office, industrial, and multifamily mixed-use building with large 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 its rich history within the city
- Mixed Use Sizes: ~14,000 SF Basement Storage, ~11,000 SF Office/Retail, ~8,300 SF Industrial, and ~12,200 SF Multi-Family
- Well maintained buildings with new roof installed in 2024

NEAL WORDEN

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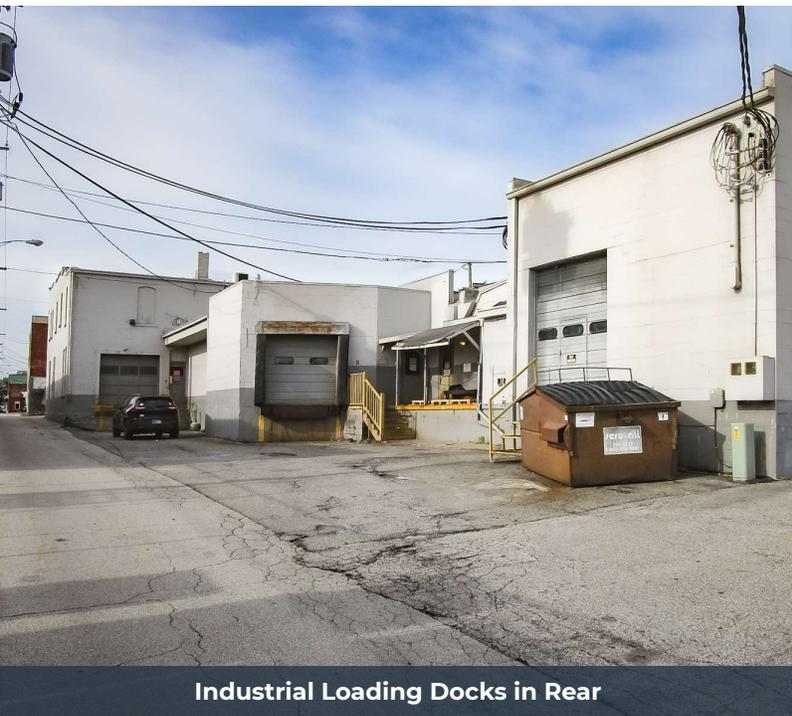
EXTERIOR PHOTOS



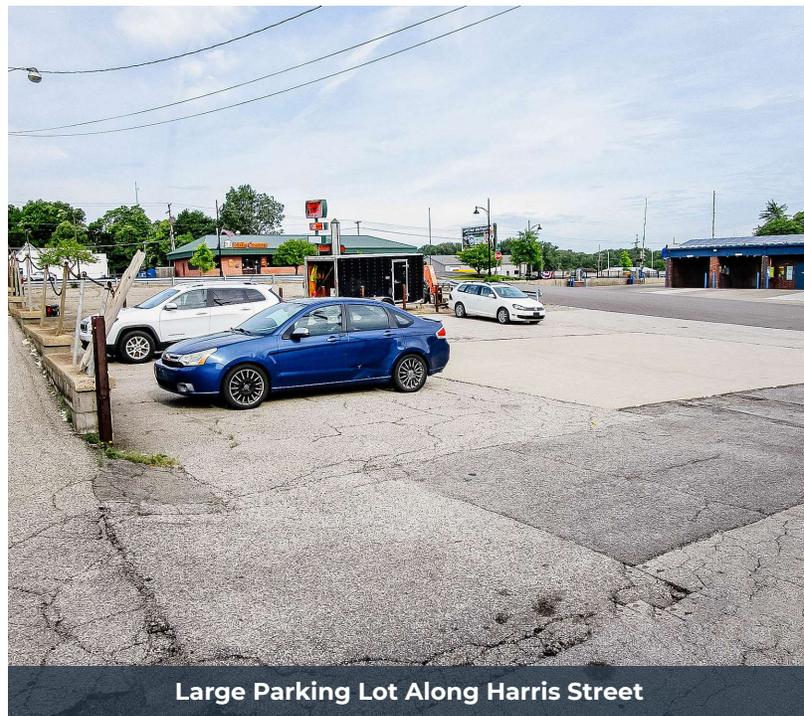
Office/Retail Along Main Street



Industrial Office Along Mitchell Street



Industrial Loading Docks in Rear



Large Parking Lot Along Harris Street

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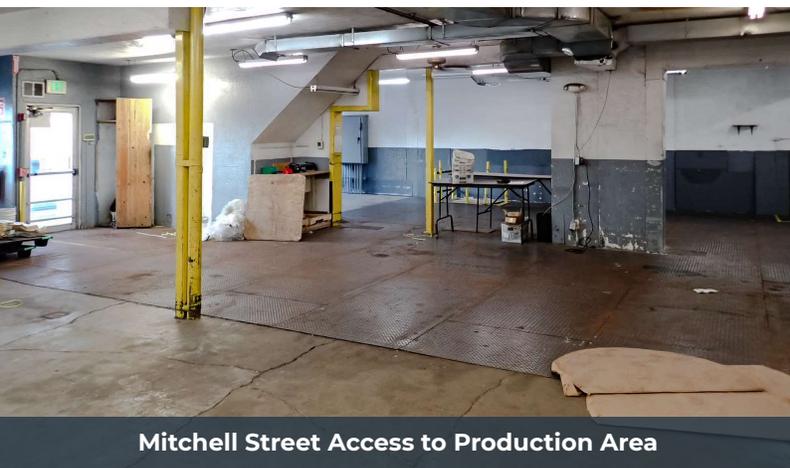
INTERIOR PHOTOS



Main Street Office Space with Large Windows



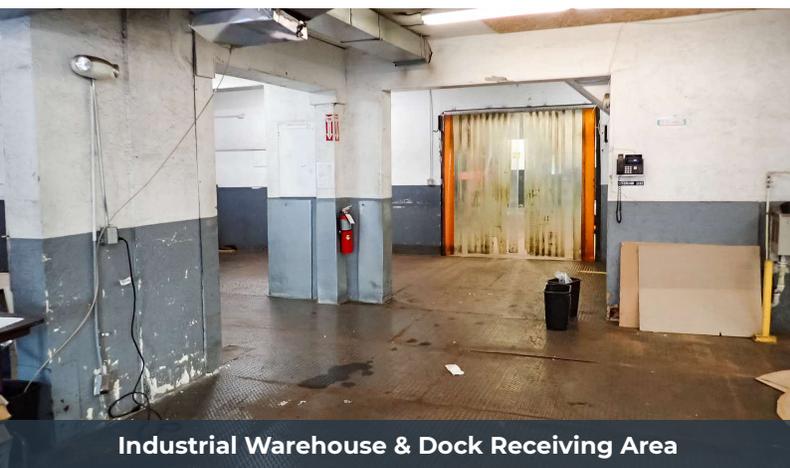
Tall Ceilings with Historic Features



Mitchell Street Access to Production Area



Print Production Area



Industrial Warehouse & Dock Receiving Area



Basement Storage

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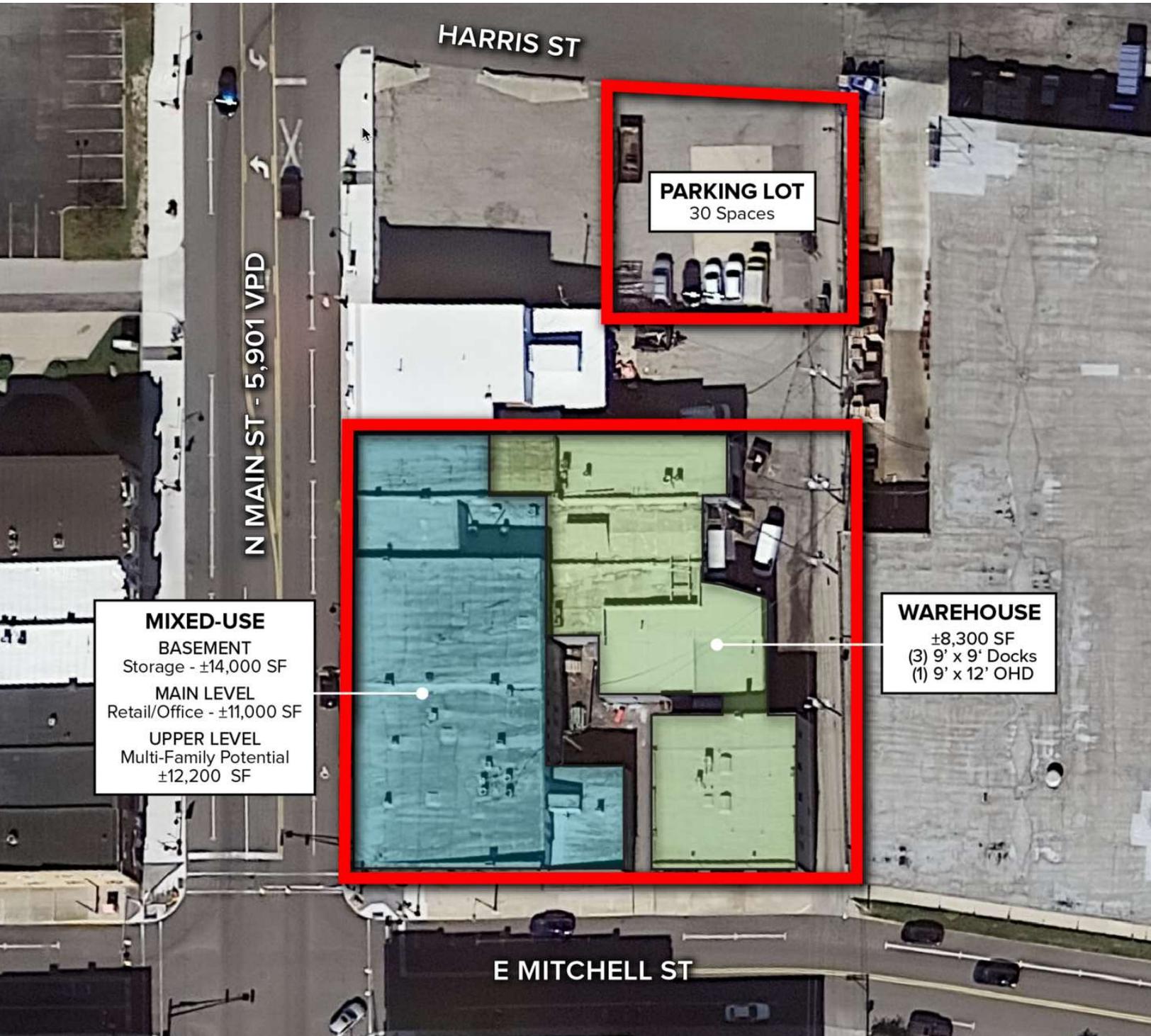
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OVERVIEW MAP



HARRIS ST

PARKING LOT
30 Spaces

N MAIN ST - 5,901 VPD

MIXED-USE
BASEMENT
Storage - ±14,000 SF
MAIN LEVEL
Retail/Office - ±11,000 SF
UPPER LEVEL
Multi-Family Potential
±12,200 SF

WAREHOUSE
±8,300 SF
(3) 9' x 9' Docks
(1) 9' x 12' OHD

E MITCHELL ST

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PROPERTY DETAILS

UPDATED SALE PRICE

\$475,000

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	31,592 SF
Basement/Storage	14,024 SF
Price / SF	\$15.04
Tenancy	Multiple
Number Of Floors	2 + Basement
Average Floor Size	11,000 SF
Number Of Buildings	2

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'

PROPERTY AMENITIES

Main Level	~14,000 SF of Office & Retail
Second Level	~12,000 SF of Multifamily
Basement	~14,000 SF Storage
Industrial	~8,300 SF Warehouse/Production
	(3) 9'x9' Dock Doors
	(1) 9'x12' Overhead Door
Parking Area	Surface with 30 Spaces

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