

Office, Medical



308 South Scott St.

Warsaw, IN, 46580

Highlights

- 1,200 SF Commercial building well-suited for medical, professional, or office users
- Prominent corner-lot location on Winona Avenue, strategically positioned between Winona Lake and downtown Warsaw
- Efficient floor plan featuring a reception area with built-in desk, six private offices (three equipped with sinks), and one ADA-compliant restroom
- Fully renovated in 2022 with high-quality finishes throughout
- Exceptionally well-maintained space offering a near-new appearance
- Ideal opportunity for a growing or newly established medical or professional practice

Price Summary \$14.00/SF NNN

Building Size 1,200 sqft

Space Available 1,200 sqft



For Lease

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Building Information

Building Size	1,200 sqft
Office Space	1,200 sqft (6 Offices)
Year Built	1956, renovated 2022
Construction	Wood frame, vinyl siding
Roof	Shingle
Floor	Vinyl plank
Lighting	Flourescent

Property Information

Property Type	Office
Property Subtype	Medical, Professional
Zoning	C-2, General Business
Lot Size	0.36 Acres
APN #	43-11-08-200-091.000-032
Frontage	150' on Winona Avenue
Curb Cuts	1 on Winona Ave.
Signage	On Building

Utilities & Amenities

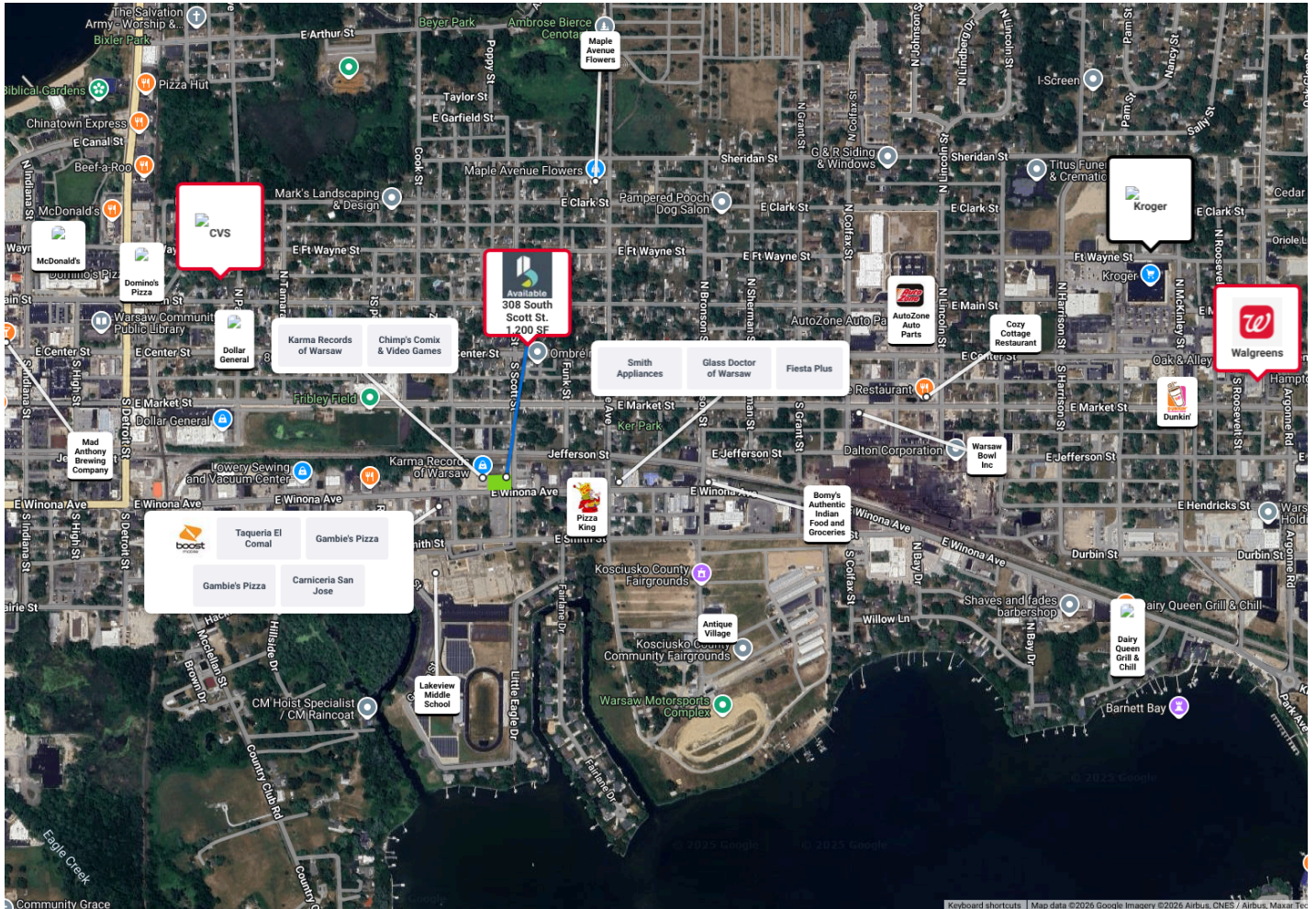
Gas Supplier	NIPSCO
Water Supplier	Indiana-American Water Company
Sewer Supplier	City of Warsaw
Electricity Supplier	NIPSCO
A/C	Central air
Heating	Gas-forced air
Restrooms	1, ADA accessible
Office Amenity	3 Offices contain sinks

Parking & Transportation

Parking Type	Surface
# of Parking Spots	14
Traffic Counts	7,064 daily (E. Winona Ave.)
Nearest Highway	2.5 Miles (US 30)

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	5,830	27,238	37,938
Total Households	2,461	10,591	14,658
Average HH Income	\$68,477	\$91,424	\$93,004