

# For Lease

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



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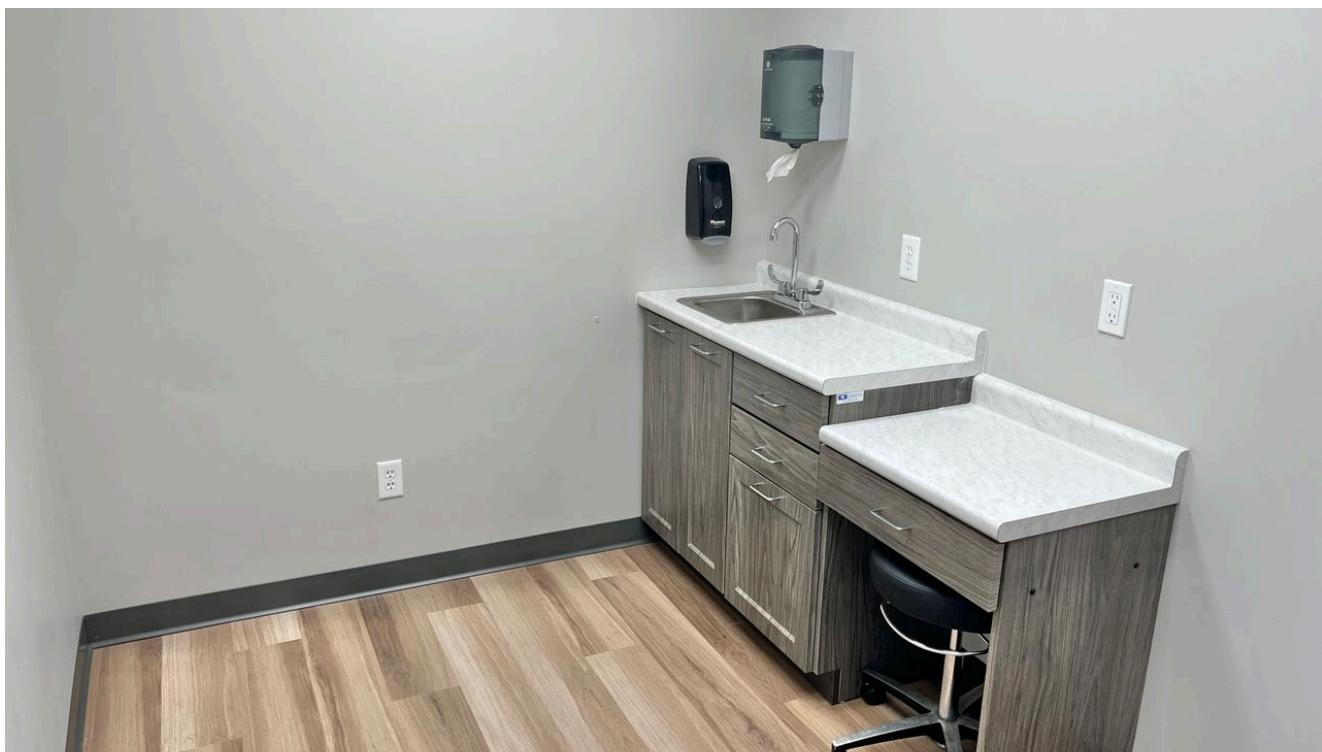
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## Building Information

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

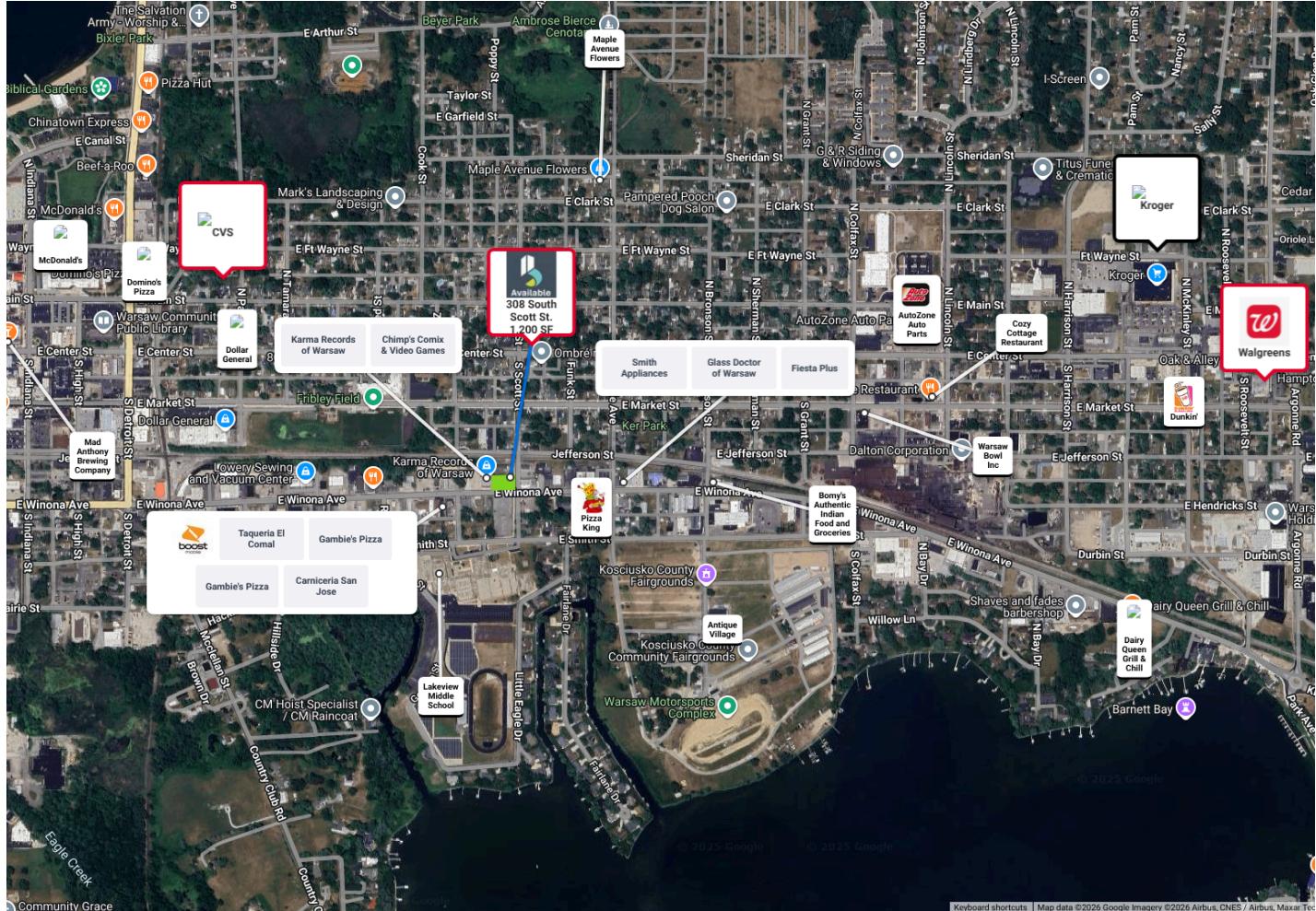
Gas Supplier	NIPSCO
Water Supplier	Indiana-American Water Company
Sewer Supplier	City of Warsaw
Electricity Supplier	NIPSCO
A/C	Central air
Heating	Gas-forced air
Restrooms	1, ADA accessible
Office Amenity	3 Offices contain sinks

## 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
<b>Total Population</b>	5,830	27,238	37,938
<b>Total Households</b>	2,461	10,591	14,658
<b>Average HH Income</b>	\$68,477	\$91,424	\$93,004