

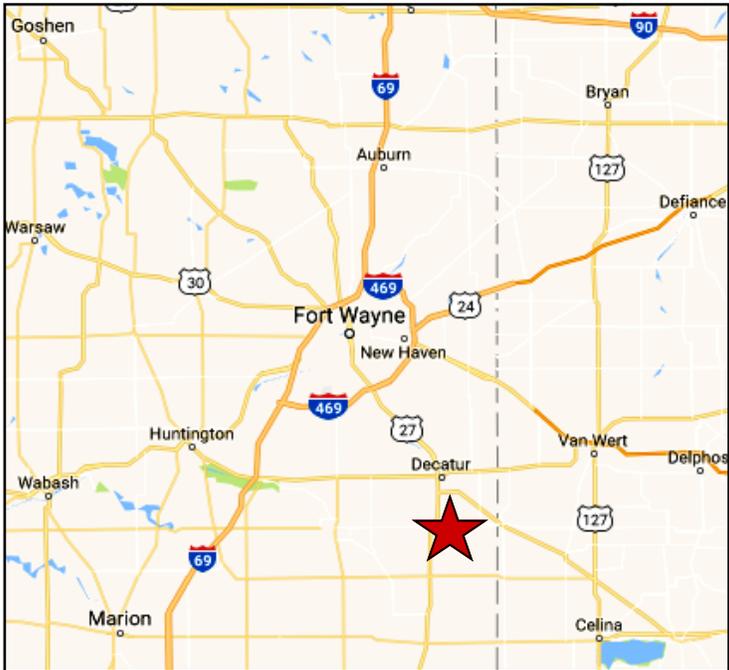


**RETAIL CENTER
FOR SALE**
920 W 500 S
BERNE, INDIANA



OVERVIEW : 920 W 500 S, Berne, IN

Leased Space:	5,000 SF
Total Building Space:	10,000 SF
Acreage:	6.39 Acres
Zoning:	C-2 (Commercial Rural Business)
Sale Price:	\$1,075,000.00

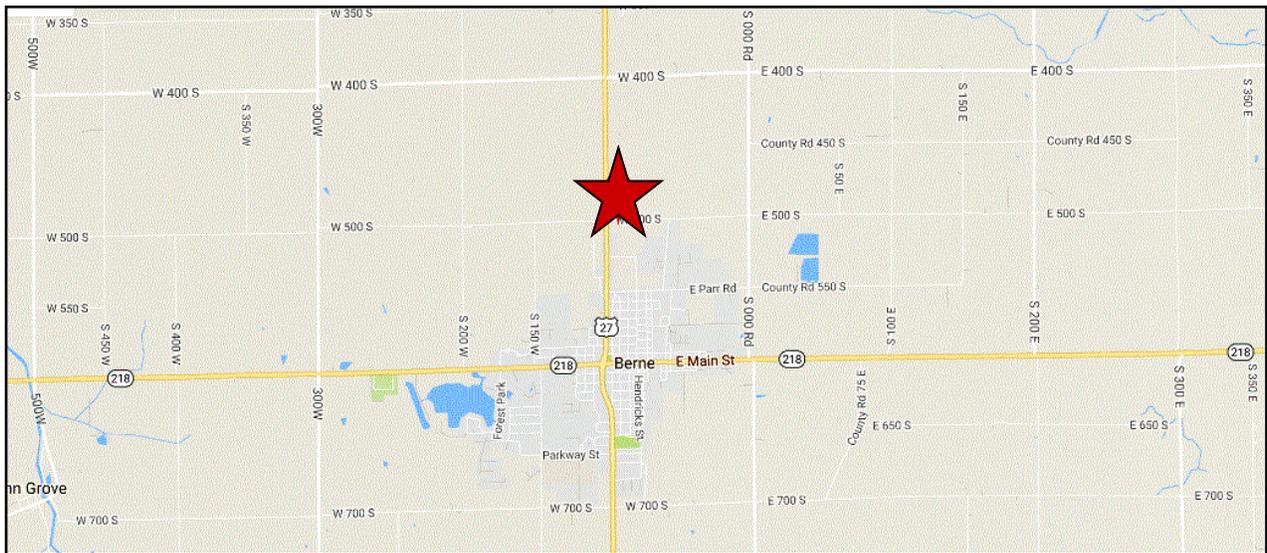


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COMMERCIAL

RETAIL CENTER
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920 W 500 S
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Property Highlights

Parcel Number	01-08-33-100-020.500-010
Address	920 W 500 S
City / County / State / Zip	Berne / Adams / IN / 46711
Sale / Lease	Sale of Shopping Center
Total Building Size	10,000 SF
Land Size	6.386 Acres
Zoning	C-2 (Commercial Rural Business)
Number of Parcels	One
Dimensions	Approx. 619' W x 455.38' D
Frontage	Approx. 619'
Parking	Paved Parking for Approximately 80+ Vehicles
Traffic Count	Available upon request
Nearest Highway	US Highway 27
Exclusions	None

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,221	6,433	11,448
Avg. H/H Income	\$85,529	\$85,681	\$90,711

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

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BND**COMMERCIAL****RETAIL CENTER
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Building Information

Construction Type	Concrete Block
Construction Year	2008
Number of Floors	One
Roof	Flat
Foundation	Reinforced Concrete
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	220 Volt
Air Conditioning	Central Air
Sprinkler System	Yes
Restrooms	8
Ceiling Height	10'

Sale Information

Sale Price	\$1,075,000.00
Terms	Cash at Closing
Annual Taxes	\$17,605.00
Tax Year / Pay Year	2024 / 2025

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