



408 E. WASHINGTON STREET

BUTLER, INDIANA 46721

PROPERTY HIGHLIGHTS

- 8,287 SF office building for sale
- Situated on 0.611 AC Zoned INS
- Includes large commercial kitchen
- Building in good condition - built in 1992
- Built as a day care center
- Located across from Eastside Jr/Sr High School



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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GARY BUSCHMAN, SIOR
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General Property Information

Name	408 E. Washington Street	Parcel Number	Multiple
Address	408 E. Washington Street	Total Building SF	8,287 SF
City, State, Zip	Butler, IN 46721	Acreage	0.611 AC
County	Dekalb County	Year Built	1992
Township	Wilmington	Zoning	INS
Parking	Surface		

Property Features

Construction Type	Wood frame	Number of Floors	1
Roof	Asphalt shingle	Foundation	Slab
Lighting	Fluorescent	Sprinklers	No
Electrical	600 Amp	Restrooms	4
Heating	Gas	Central Air	Yes

Utilities **Major Roads**

Electric	AEP	Nearest Interstate	I-69
Gas	NIPSCO	Distance	22 Miles
Water	City of Butler	Nearest Highway	SR 6
Sewer	City of Butler	Distance	0.2 Miles

Sales Information

Annual Taxes	\$10,795.44	Sale Price	\$670,000
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at closing

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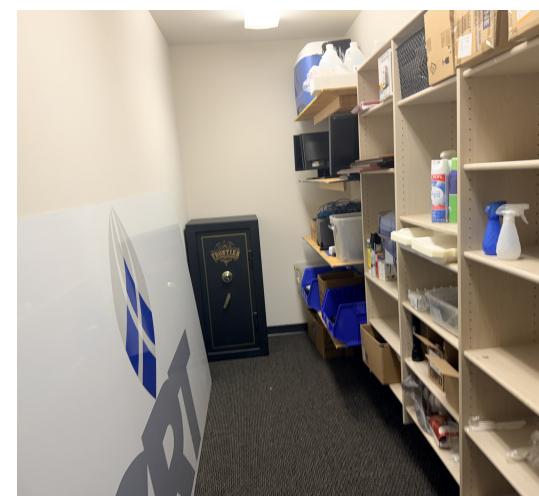
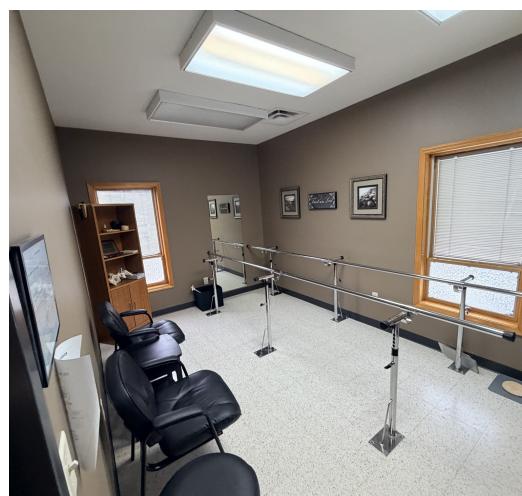
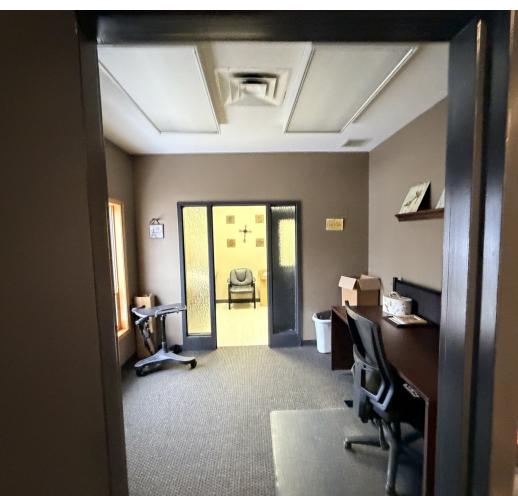
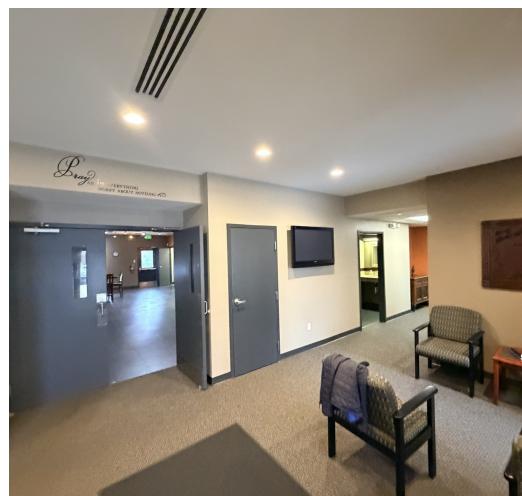
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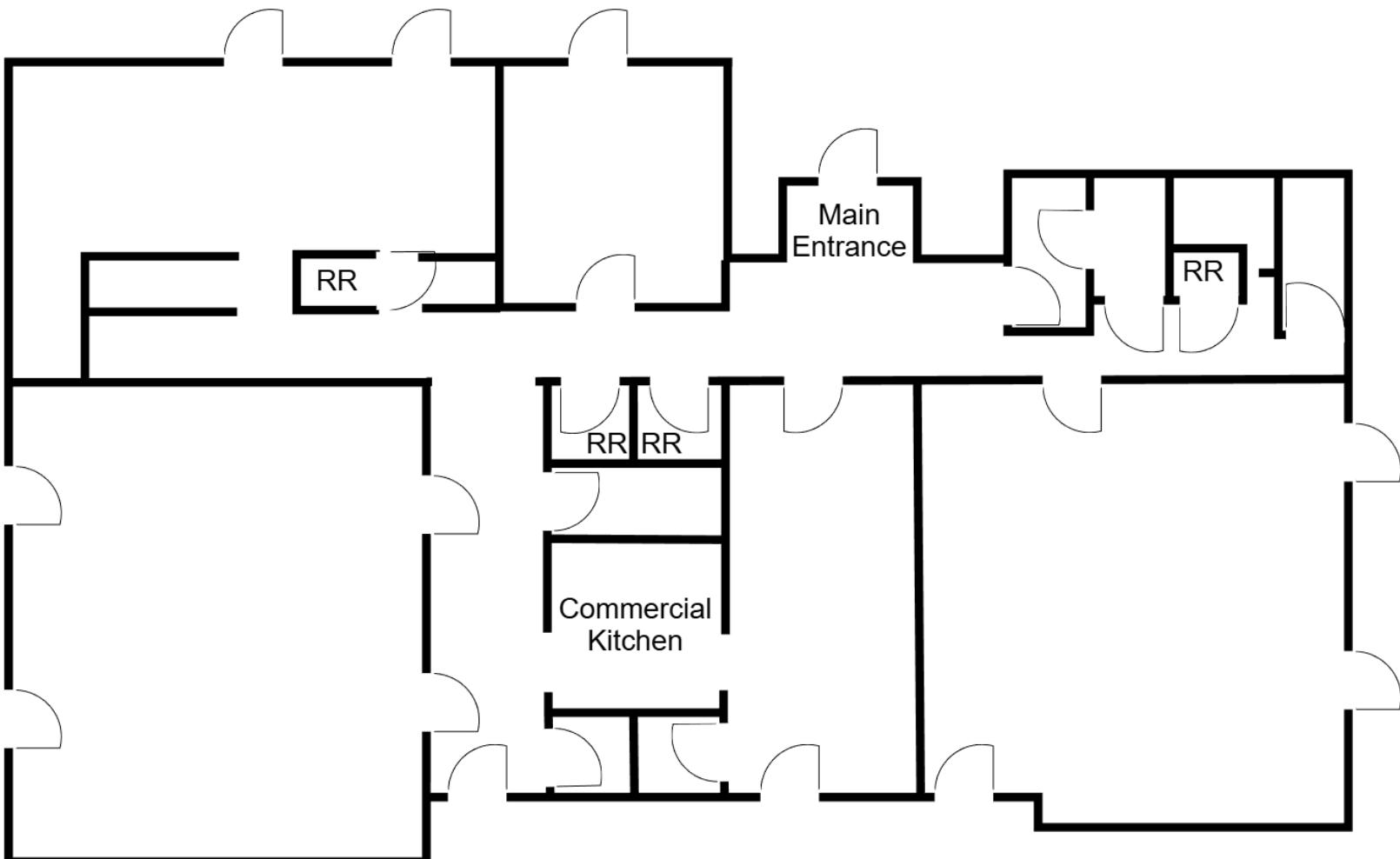
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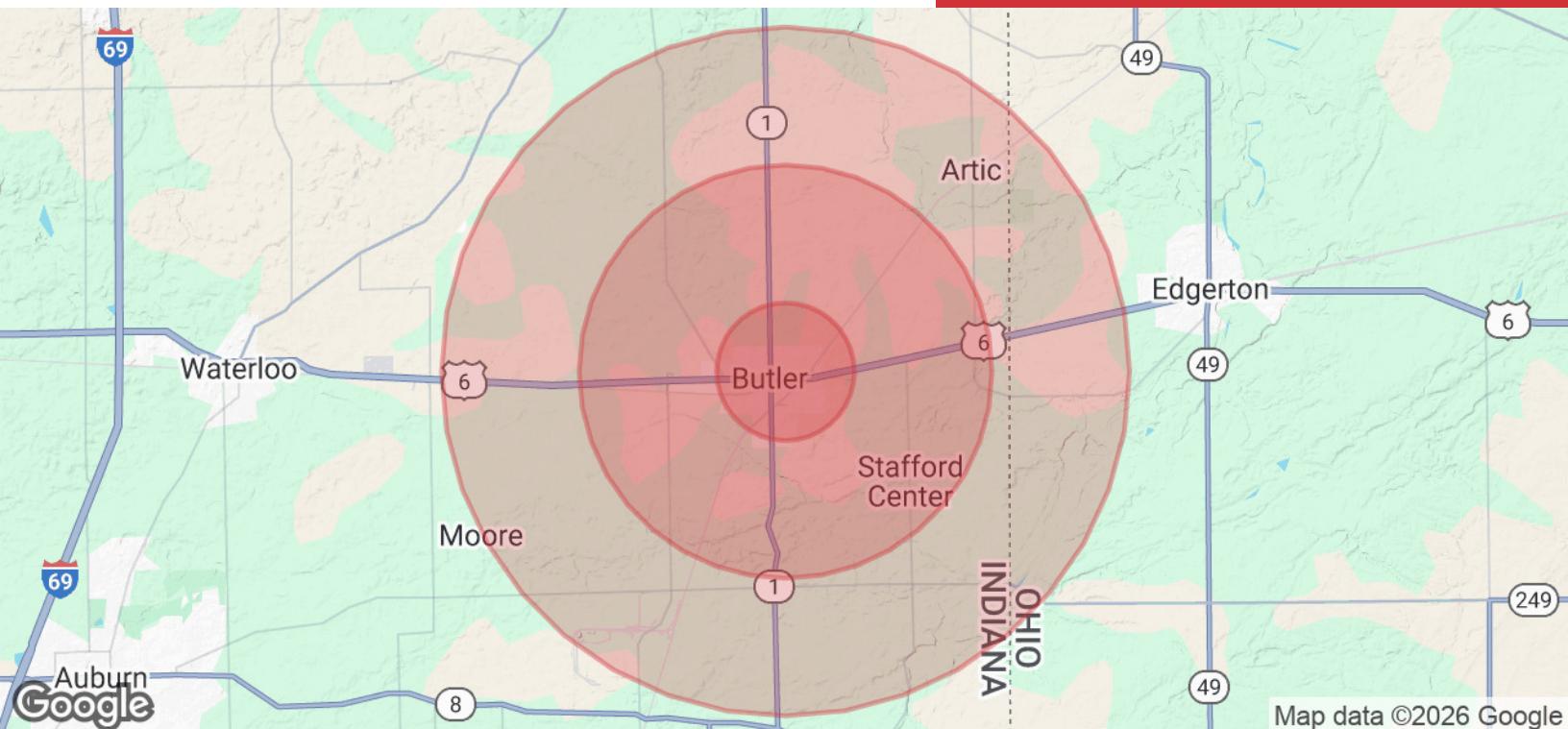
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,721	3,503	4,775
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,039	1,343	1,835
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,944	\$80,411	\$84,674
Average House Value	\$135,057	\$145,750	\$162,146

Demographics data derived from AlphaMap

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