

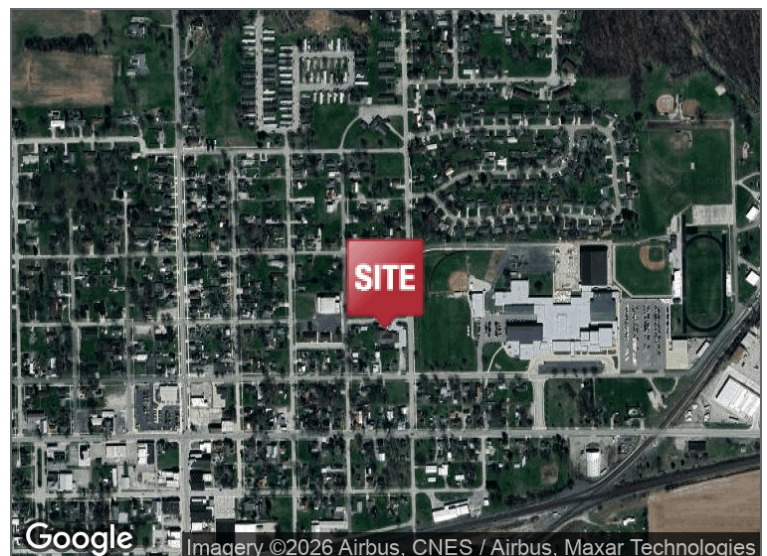


408 E. WASHINGTON STREET

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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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

Electric	AEP
Gas	NIPSCO
Water	City of Butler
Sewer	City of Butler

Major Roads

Nearest Interstate	I-69
Distance	22 Miles
Nearest Highway	SR 6
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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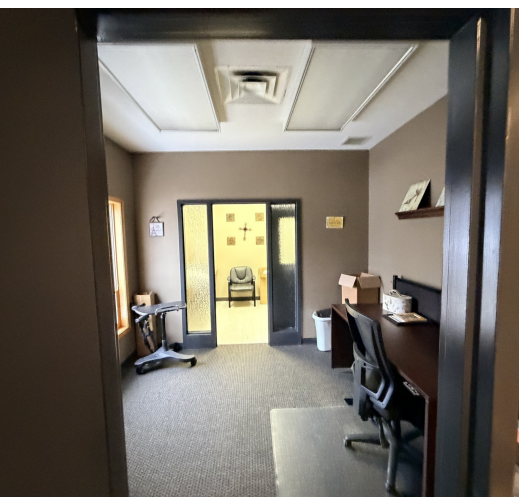


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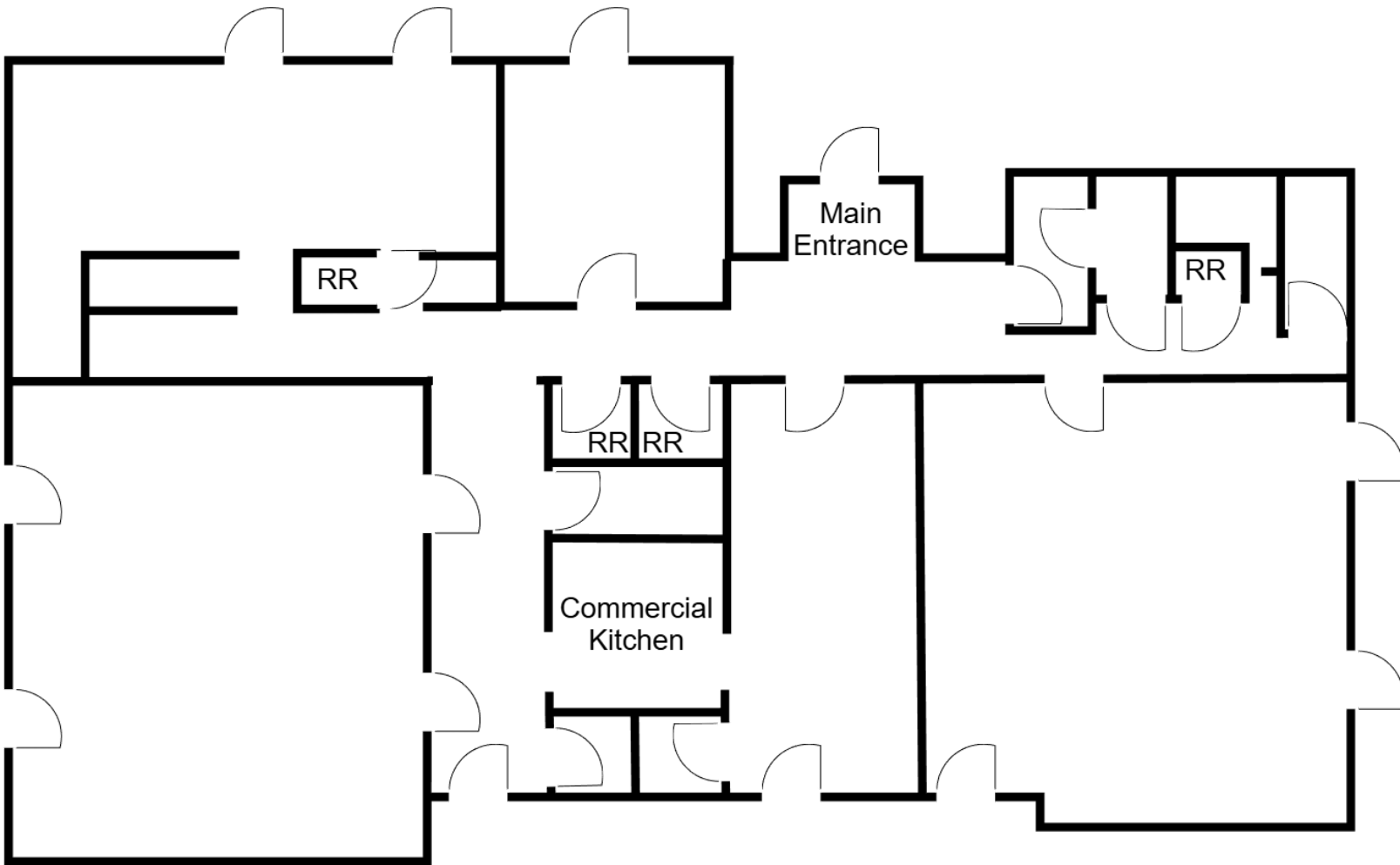
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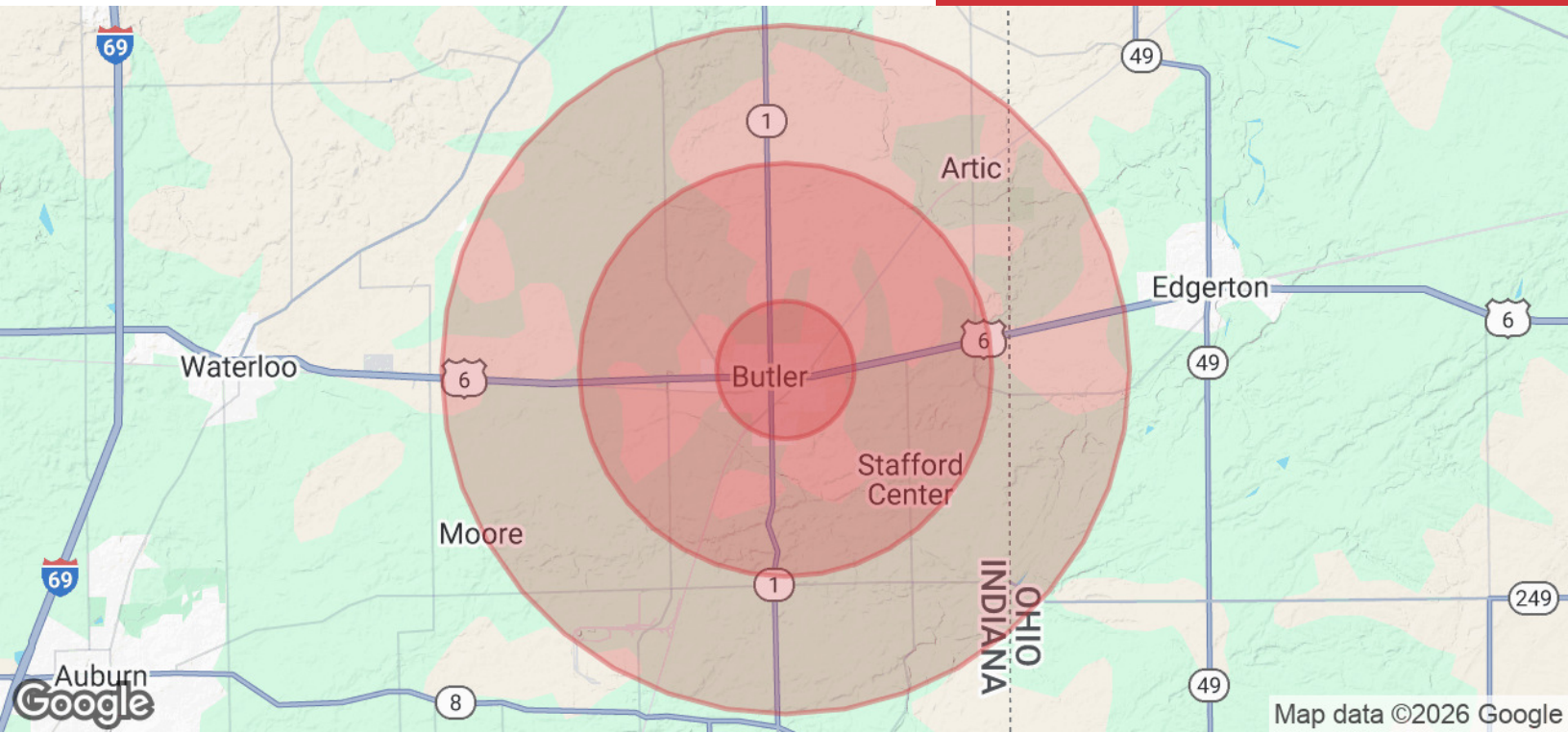


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POPULATION

	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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