

**Highlights: 1230 Lincoln Hwy E**

**Property Size:** 2,178 Square Feet

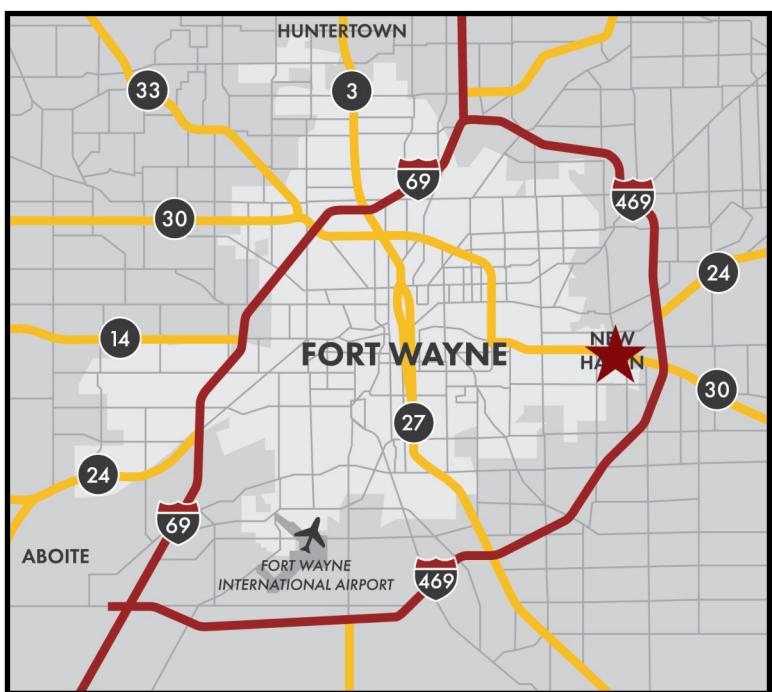
**Uses for property:** church, retail, office, school, medical, nonprofit

**Drive-through window available with two lanes**

**Move-in ready opportunity**

**Sale Price:** \$399,000

**Lease Rate:** \$18.00 / SF / Triple Net



# B N D

COMMERCIAL

RETAIL / OFFICE > FOR SALE & LEASE  
2,178 SF - FORMER BANK BRANCH  
1230 LINCOLN HWY E  
NEW HAVEN, INDIANA



Dalton Jasper  
Cell: (260) 438-6401  
Email: dj@bnd.net

1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | [www.bnd.net](http://www.bnd.net)

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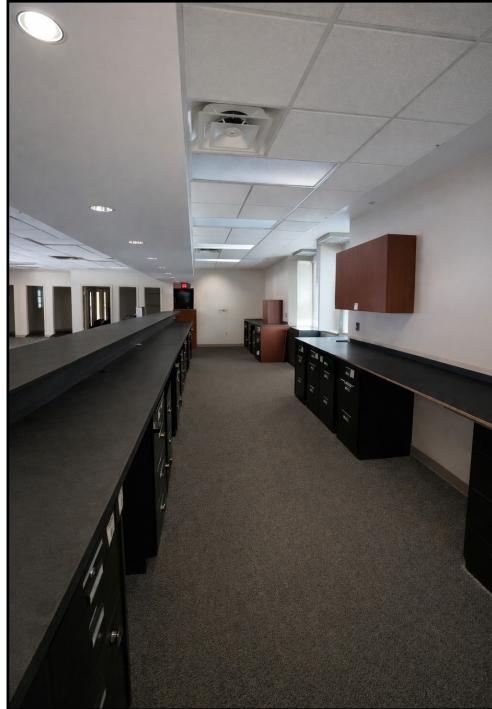


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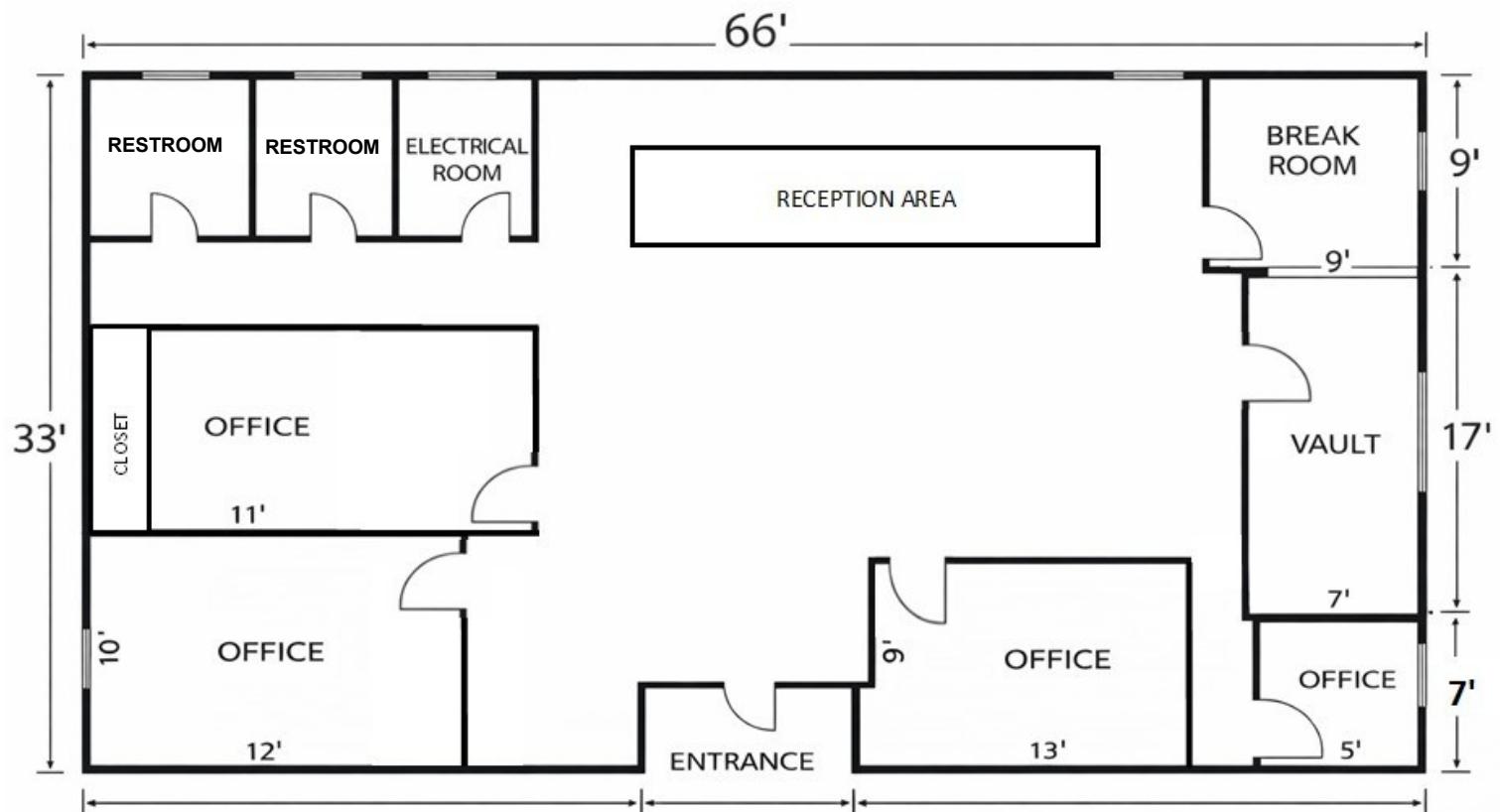
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The logo for BND Commercial. It features the letters 'B', 'N', and 'D' in large, bold, white sans-serif font, each set against a different colored rectangular background: red for 'B', black for 'N', and yellow for 'D'. Below these letters, the word 'COMMERCIAL' is written in a smaller, bold, black sans-serif font.

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## Floor Plan



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### Property Highlights

Parcel Number	02-13-12-328-004.000-041
Address	1230 Lincoln Hwy E
City / State / Zip	New Haven / IN / 46774
Sale / Lease	For Sale or Lease
Total Building Size	2,178 Square Feet
Land Size	0.92 Acres
Zoning	C-4
Parking	Surface - 26 Spaces
Nearest Highway	0.2 Miles to State Road 930
Distance to Interstate	1 Mile to Interstate 469
Distance to Airport	15 Miles to Fort Wayne International Airport
Former use	Fifth Third Bank

### Building Information

Construction Type	Wood Joist
Construction Year	1969
Number of Floors	1
Roof	Asphalt Shingles
Foundation	Slab
Lighting	Fluorescent
Heating System	Gas Forced Air
Electric	225 AMP
Air Conditioning	Yes
Sprinkler System	No
Restrooms	Two Separate Restrooms

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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### Lease Information

Lease Rate RSF / Year	\$18.00 / SF / Year
Lease Rate / Month	\$3,267 / Month
Term of Lease	TBD
Type of Lease	Triple Net

### Sale Information

Sale Price	\$399,000
Terms	Cash at Closing
Annual Taxes	\$4,081.88
Tax Year / Pay Year	2024 / 2025

### Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	TBD
Property Tax	Tenant	\$3,000
Building Insurance	Tenant	\$3,600
Janitorial	Tenant	TBD
Roof / Structure	Landlord	
Int. Maintenance	Tenant	TBD
Lawn / Snow	Tenant	TBD

### Utilities

	Company
Gas	NIPSCO
Electric	I&M Power
Water	City of New Haven
Sewer	City of New Haven

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