

# FOR LEASE



## 631 County Road 17

631 County Road 17 Elkhart, IN 46516

This is an excellent professional office location near the center of Elkhart County with easy access to both Elkhart and Goshen and the new Elkhart County Court House. Visibility on County Road 17, which has traffic of over 26,000 vehicles per day, according to MACOG. This building was constructed in 2009 and has been maintained in very good condition. The building features a large open high ceiling work area after the air lock entrance, and then 11 private offices with windows, large conference room, break room, 3 restrooms, storage, and computer room. Parking space for 29 cars.

Lease Rate: \$22.73/SF/NNN



Contact: Andrew D. Myers

(574) 320-1214  
amyers@myerstrust.com

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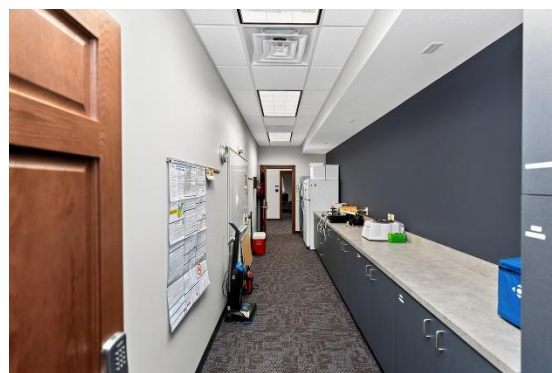
Information is subject to verification and no liability for errors or omissions is assumed



# Details:



<b>Square Feet:</b>	4,950
<b>Lot Size:</b>	.675 Acres
<b>Year Built:</b>	2009
<b>Number Offices:</b>	11
<b>Number Restrooms:</b>	3
<b>Heating:</b>	Gas Forced Air with Central A/C (multiple Units)
<b>Roof:</b>	Asphalt Shingle
<b>Exterior:</b>	Brick
<b>Parking:</b>	29 spaces
<b>Traffic:</b> (Macog)	CR 17: 26,285 AADT (11/15/2021)



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# Details:



**Parcel Number:** 20-06-01-477-018.000-011

**Legal Description:** PT E1/2 E1/2 S1/2 SE1/4 EX ETC EX .635A SEC 1; .675A

**Property Tax:** \$11,598.02 (2024 Pay 2025)

**Zoning:** B-3 PUD, City of Elkhart

**Utilities:** Elkhart City: Water/Sewer  
NIPSCO: Gas  
I&M: Electric



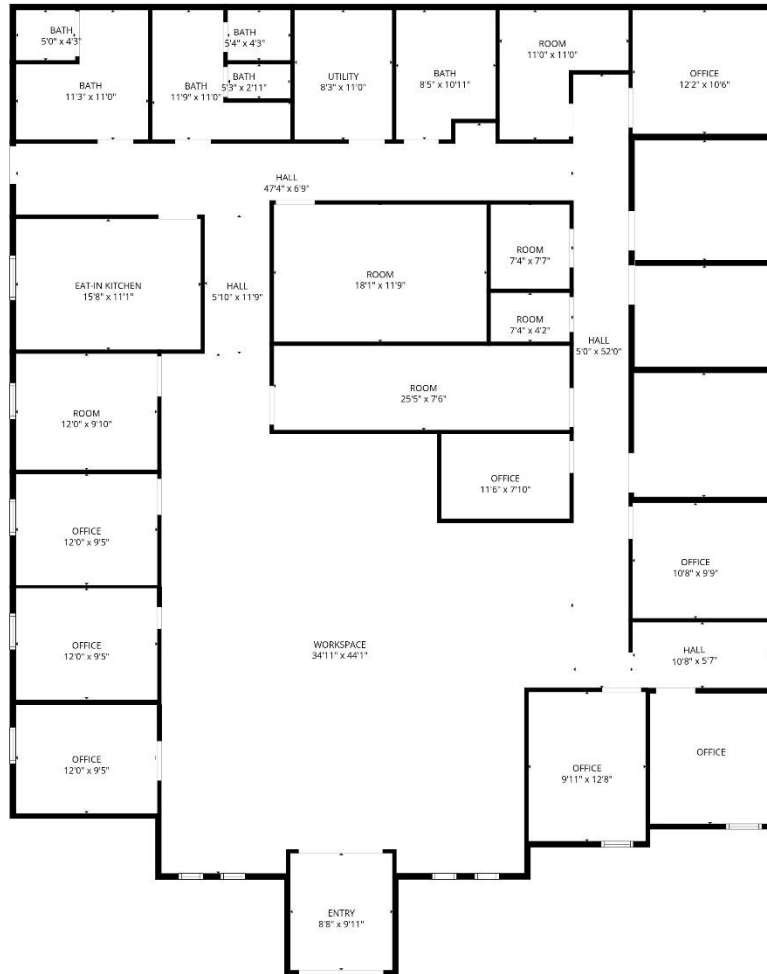
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# Floor Plan:

This is from a scanner and dimensions are subject to verification.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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