

FORMER AUBURN ANIMAL CARE CLINIC

1303 E 7TH ST AUBURN, IN 46706



PATRICK ROMARY

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1303 E 7th St, Auburn, IN 46706



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$289,000
Building Size:	2,592 SF
Lot Size:	0.39 Acres
Price / SF:	\$111.50
Year Built:	1990
Renovated:	2000
Zoning:	C-1 (Commercial)

PROPERTY OVERVIEW

Auburn Animal Care Clinic in Auburn, IN is available for sale. This 2,592 SF medical building, originally constructed in 1990 and renovated in 2000, is ideally suited for a range of uses, notably medical, dental, or veterinary practices. Situated in a C-1 (Commercial) zone, its strategic location adjacent to Dekalb Parkview Hospital ensures high visibility and accessibility surrounded by dense residential and newly constructed commercial. The recent installation of energy-efficient LED light fixtures further enhances its appeal. With its functional layout and proximity to notable community facilities, this property presents a compelling investment opportunity for the discerning investor.

PROPERTY HIGHLIGHTS

- Excellent, high visibility location next to Dekalb Parkview Hospital
- New LED light fixtures throughout
- Ideal location and layout to accommodate a medical, dental, or veterinary clinic

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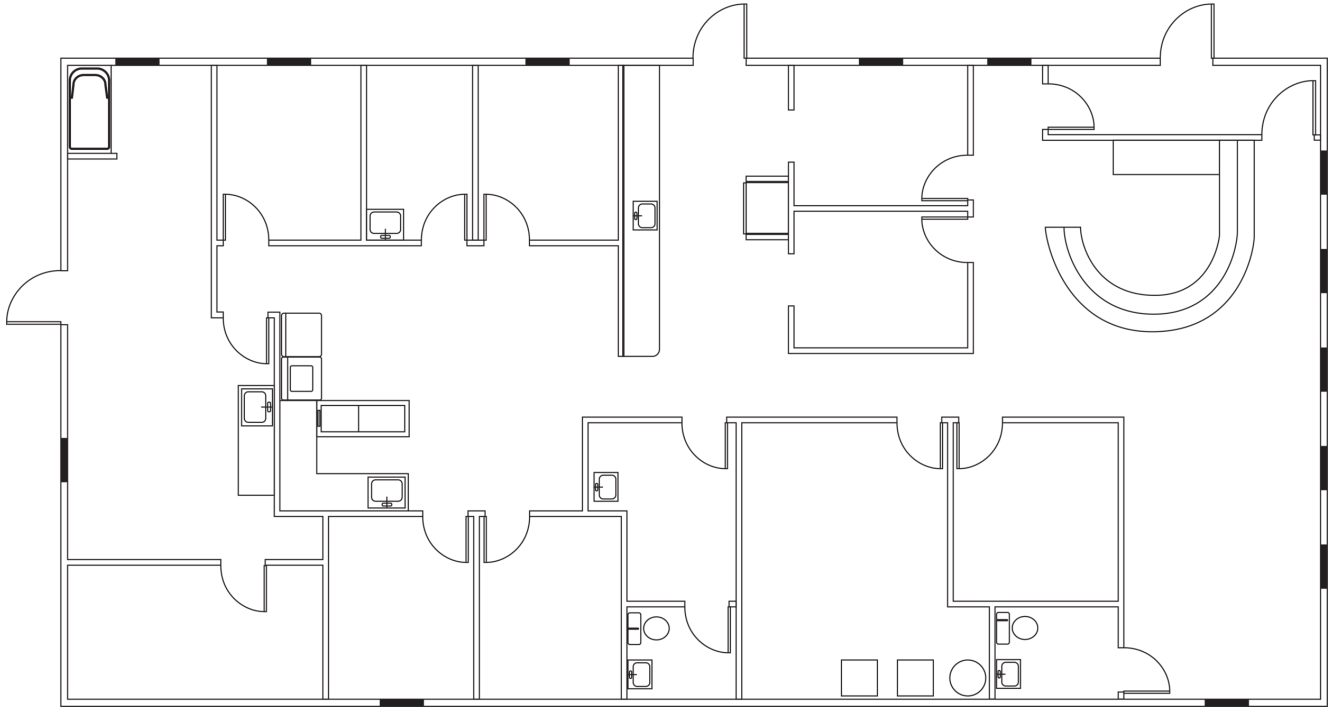
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PROPERTY FLOOR PLAN



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PROPERTY PHOTOS



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PROPERTY DETAILS

SALE PRICE

\$289,000

LOCATION INFORMATION

Building Name	Former Auburn Animal Care Clinic
Street Address	1303 E 7th St
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Union
Side Of Street	South
Signal Intersection	Yes
Market Type	Medium

BUILDING INFORMATION

Building Size	2,592 SF
Price / SF	\$111.50
Year Built	1990
Last Renovated	2000
Building Class	C
Tenancy	Single
Number Of Floors	1
Framing	Wood
Condition	Good
Roof	Shingle
Free Standing	Yes
Office Buildout	Veterinary Clinic
Foundation	Concrete Slab

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	C-1 (Commercial)
Lot Size	0.39 Acres
APN#	17-06-33-126-002.000-025
Lot Frontage	105
Lot Depth	160
Corner Property	Yes
Traffic Count Street	7th St (SR 8) - 11,309 VPD & Wesley Rd - 4,991 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	10

UTILITIES & AMENITIES

Restrooms	2
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