

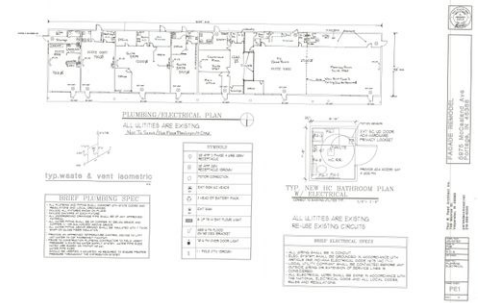
McCasland Building

5979 McCasland, Portage, IN, 46368

Office: General For Sale

Prepared on January 08, 2025

1 of 1 Listings



Listing Details | Office For Sale

Suite	6 Suites
Secondary Uses	Retail
Total Available Space	8,000 SF
Asking Price	\$728,000
Listing Price Per SF	\$91.00
Cap Rate (Actual)	9.52%
NOI	\$69,272
Total Income	\$85,532
Total Expenses	\$16,260
Terms	Cash
Investment	Yes
Possession	Now
Signage	On Building & Free-Standing

Show Instructions	Call broker
Insurance	\$2,500
Electric	\$5,390
Maintenance	\$2,110
Gross Sched. Rents	\$85,532
Tax Year	2023
Real Estate Taxes	\$6,260 in 2023
Vacant	No
Available Date	1/08/2025
Date Listed	1/08/2025
Last Modified	1/08/2025
Listing ID	41723020
Parking Spaces	-

Description

6 Unit office/retail building with facade upgrade and 80% new roof. Two units have leases into 2027 and two expire in May of 2025. Two remaining units are currently vacant. Dedicate off street parking located 750' south of Indiana Toll Road exit at Willowcreek.

Property Features

Location Details

Address	5979 McCasland, Portage, IN, 46368
Zoning	OC
County	Porter

Parcels	640511481015000016
Name	5979-5991 Mccasland Ave
Center/Park Name	The Casland Plaza

Building Details

Sub Type	General
Building Status	Existing
Building Size	9,045 SF
Land Size	0.77 Acres / 33,541 SF
Number of Buildings	1
Number of Floors	1
Year Built	1961

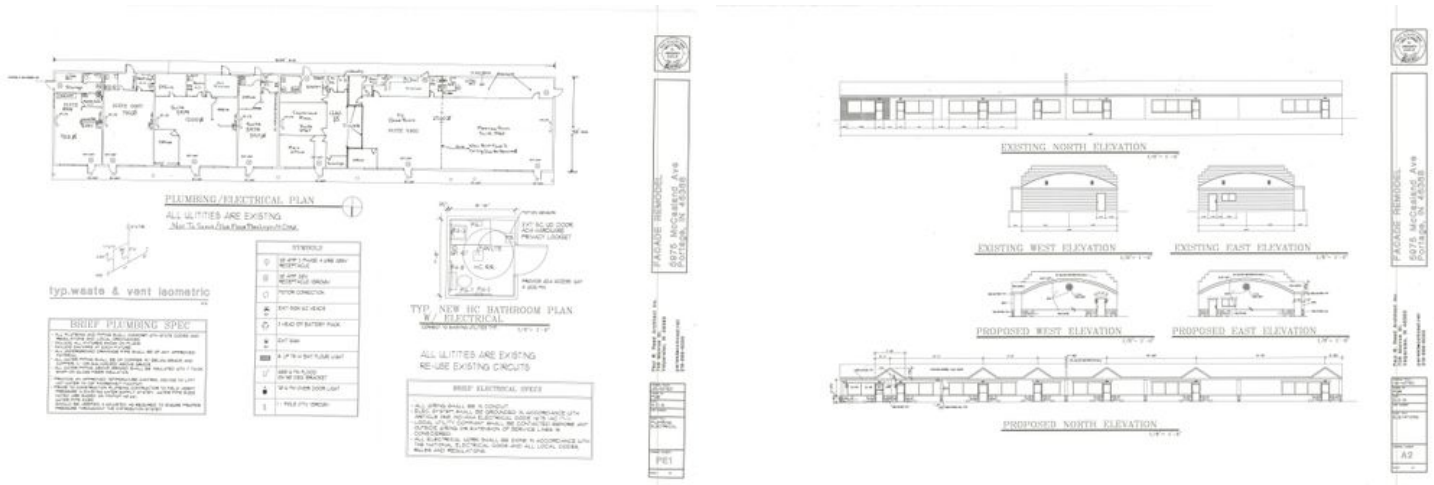
Primary Constr. Type	Masonry
Occupancy Type	Multi-tenant
Building Class	C
Parking Spaces	-
Parking Ratio	-
Floor Size	8,617 SF

Property Listings

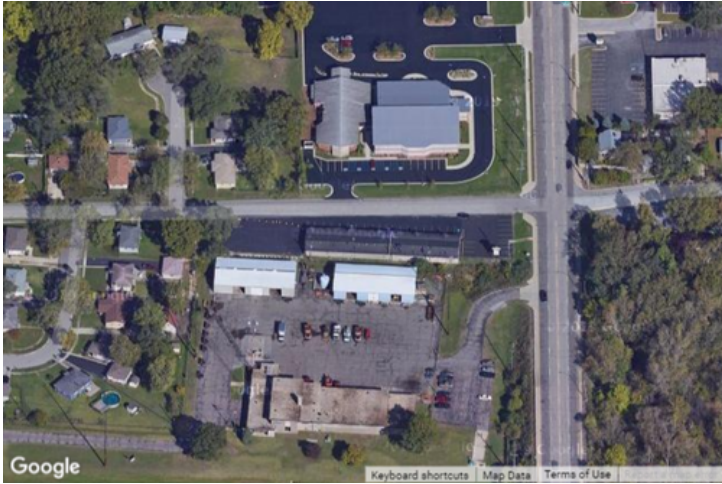
3 Listings | 722 - 8,000 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Multiple	6 Suites	8,000 SF	\$728,000	1/08/2025
For Lease	No	Vacant	5965	2,560 SF	\$13.00 Annual/SF Modified Gross	1/08/2025
For Lease	No	Vacant	5991	722 SF	\$13.00 Annual/SF Modified Gross	1/08/2025

Additional Photos

















Contact



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McColly Bennett Commercial Advantage - Valparaiso