



317 W Franklin St

Elkhart, IN 46516

Property Highlights

- **Well-Maintained Building:** The property is in excellent condition, appealing to buyers looking for a turnkey investment with minimal initial upkeep.
- **Plentiful Parking:** The building offers ample parking, making it a ractive to businesses with high client or employee traffic.
- **Space Utilization:** The ability to demise each floor for multiple users offers a buyer the potential to occupy a portion of the building while leasing out the rest to generate income.
- **Flexible Layout:** Versatile workspace with private offices, modern conference rooms, collaborative open areas, and relaxing break rooms.

Sale Price:	\$850,000
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	3,991 - 11,973 SF
Lot Size:	0.685 Acres
Building Size:	11,973 SF
Zoning:	Central Business District
Year Built:	1967

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