

**\$595,000**

**PROPERTY HIGHLIGHTS**

**3.85 ACRES FOR SALE**

**Structures:** 1,600 SF-damaged

1,728 SF-pole structure

2,400 SF-steel structure

**Average Daily Traffic:** 11,656 VPD

**Income:** Billboard on site

**Zoning:** B-3 Elkhart County

**Utilities:** Well & Septic

**Availability:** November 1, 2024

**Property Taxes:** \$4,242.98 '23 Pay '24

**30801 Old US 20  
Elkhart, Indiana**



**PROPERTY DETAILS**

Redevelopment site of 3.85 acres now available for your next project.

Adjacent to Wal-Mart, multiple convenience stores with fuel and a Taco Bell. Wendy's is under construction nearby; Aldi's planned at Corwin & Old US 20.

This site offers ample room for flexible layout with two existing curb cuts taking advantage of heavily traveled Old US 20.

Some leg work has been completed regarding environmental and survey.



**Make contact.**

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