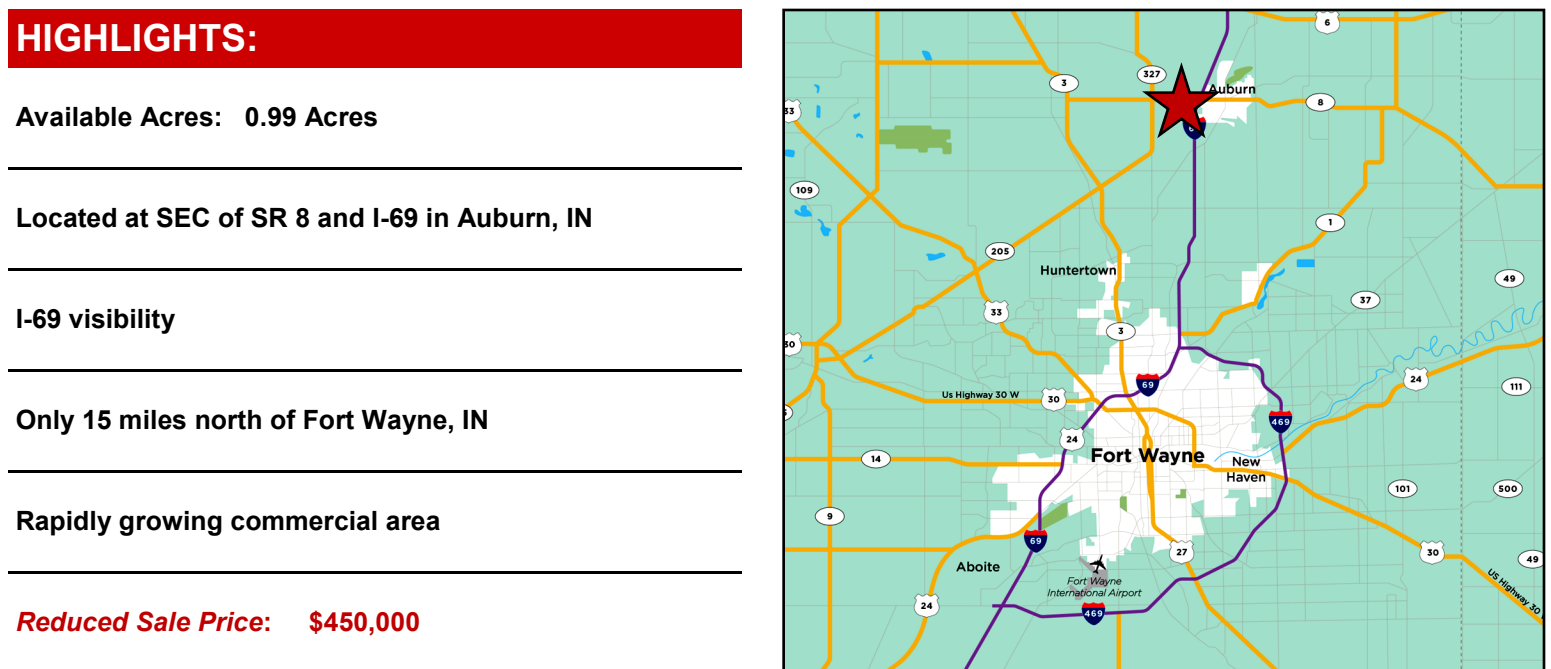




# COMMERCIAL LOT FOR SALE AUBURN, INDIANA



## HIGHLIGHTS:

**Available Acres: 0.99 Acres**

**Located at SEC of SR 8 and I-69 in Auburn, IN**

## I-69 visibility

**Only 15 miles north of Fort Wayne, IN**

### Rapidly growing commercial area

**Reduced Sale Price: \$450,000**

# Alec Ramsey

Direct: (260) 421-1908  
Cell: (260) 414-8415  
ar@bnd.net

**O. Karl Behrens, CCIM, SIOR**

Direct: (260) 407-7115  
Cell: (260) 410-3627  
kb@bnd.net

**1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | [www.bnd.net](http://www.bnd.net)**



# COMMERCIAL LOT FOR SALE AUBURN, INDIANA

## Property Highlights

Parcel Numbers	17-05-36-200-009.000-012
Address	Ley Drive
City / County / State / Zip	Auburn / DeKalb / IN / 46706
Sale / Lease	Sale
Available Land Size	0.99 Acres
Zoning	C-2 General Commercial
Dimensions	±175' x ±245'
Nearest Highway	I-69
Distance to Interstate	Approximately 2 blocks
Neighboring Tenants	Walmart, Applebee's, Steak and Shake, Best Western, Aldi, Culvers, & Arby's

## Sale Information

Sale Price	\$450,000
Terms	Cash at Close
Annual Taxes	\$791.70
Tax Year / Pay Year	2022 / 2023

## Utilities

	Company
Gas	NIFL
Electric	Auburn Electric
Water	City of Auburn
Sewer	City of Auburn

## Comments

- Located in rapidly growing commercial area
- Located at SEC of I-69 and SR 8
- Excellent highway visibility
- Easy access off the interchange to Ley Drive

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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# BND

## COMMERCIAL

## COMMERCIAL LOT FOR SALE AUBURN, INDIANA



### 2023 POPULATION

	Auburn	DeKalb County
Population	13,697	43,577

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