

## Huntington Post Office

50 E Market St  
Huntington, IN 46750



COMMERCIAL

FOR SALE

## Historic Freestanding Building

This presents a historic opportunity to acquire the former Huntington Post Office, prominently situated in the heart of downtown Huntington, Indiana. Constructed in 1914, this remarkable structure features original hardwood flooring, two walk-in safes, and two spiral staircases that provide access to the basement from the second floor. The original skylights remain intact, concealed above the drop ceiling. The dry basement offers ample ceiling height, making it an ideal space for storage or additional workshop functions. The roof was entirely replaced in 2021.

## Property Highlights

- ▶ 13,573 SF
  - ▶ 6,907 SF - 1st Floor
  - ▶ 6,666 SF - Basement
- ▶ Sub-grade dock loading area
- ▶ Historical features remain
- ▶ **FOR SALE - \$399,000**

### JOHN CAFFRAY

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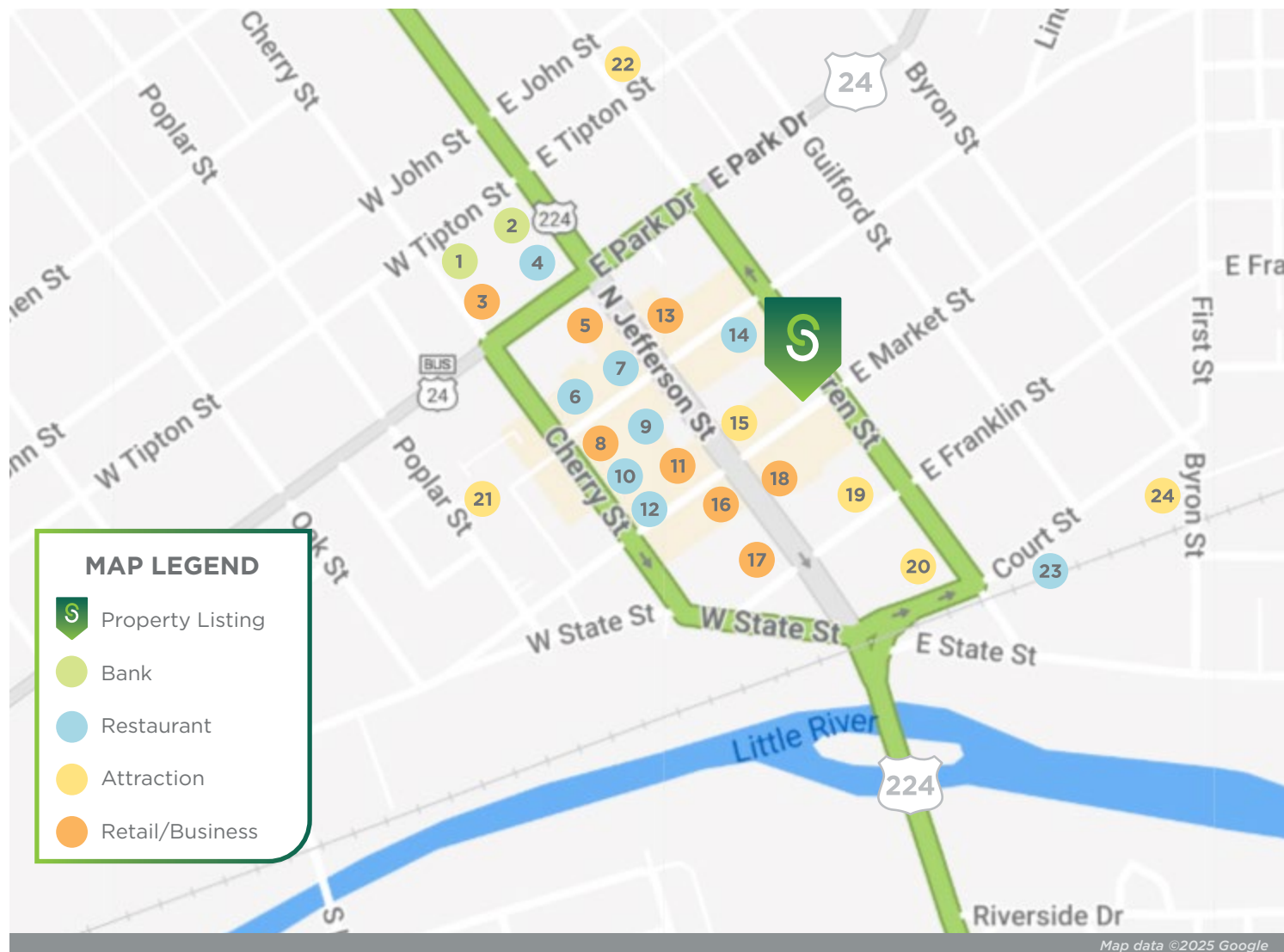
### ANGIE DAVIS

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### Downtown Attractions and Businesses

- |   |  |   |
|---|--|---|
| <b>1.</b> Huntington Schools Federal Credit Union | <b>10.</b> Wise Guys                                       | <b>19.</b> Huntington Arts & Entrepreneurial            |
| <b>2.</b> First Federal Savings Bank              | <b>11.</b> HomeCraft - The Art of Home                     | <b>20.</b> Huntington County Courthouse                 |
| <b>3.</b> Jiffy Oil                               | <b>12.</b> Cornerstone Coffee                              | <b>21.</b> Huntington City-Township Public Library      |
| <b>4.</b> Healthy Hut                             | <b>13.</b> Ness Bros-Realtors & Auctioneers                | <b>22.</b> The Quayle Vice Presidential Learning Center |
| <b>5.</b> Bradley Family Furniture                | <b>14.</b> Gracefully Gourmet                              | <b>23.</b> Pizza Junction Café                          |
| <b>6.</b> Laly's Pizza & Cocktails                | <b>15.</b> Huntington County Visitor and Convention Bureau | <b>24.</b> Huntington County Historical Society         |
| <b>7.</b> Nick's Kitchen                          | <b>16.</b> American Red Cross                              |   |
| <b>8.</b> Fraternal Order of Eagles               | <b>17.</b> Smith Furniture Co                              |   |
| <b>9.</b> Brick House Grill                       | <b>18.</b> El Rancho Supermarket & Taqueria                |   |

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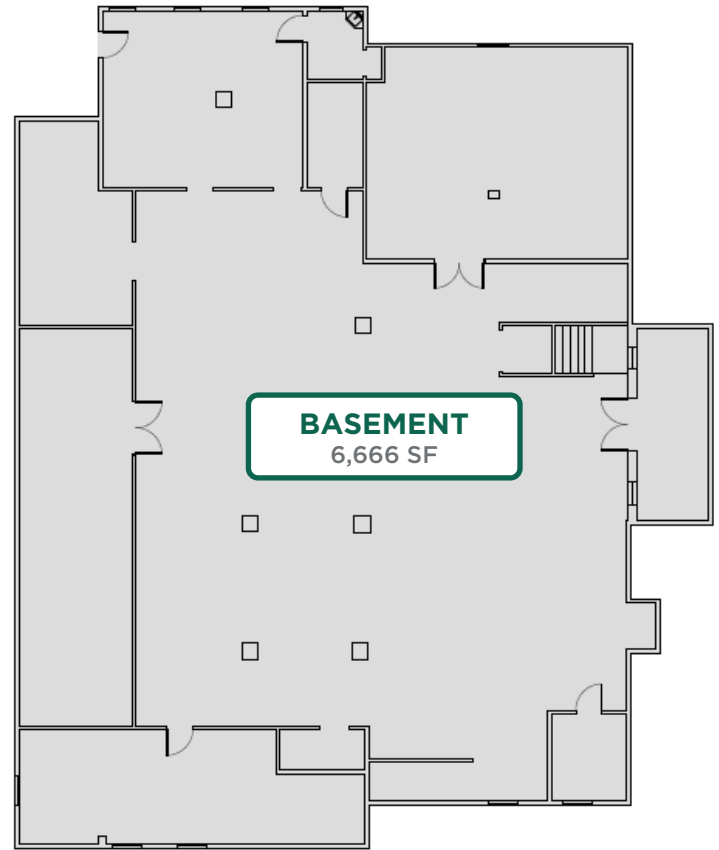
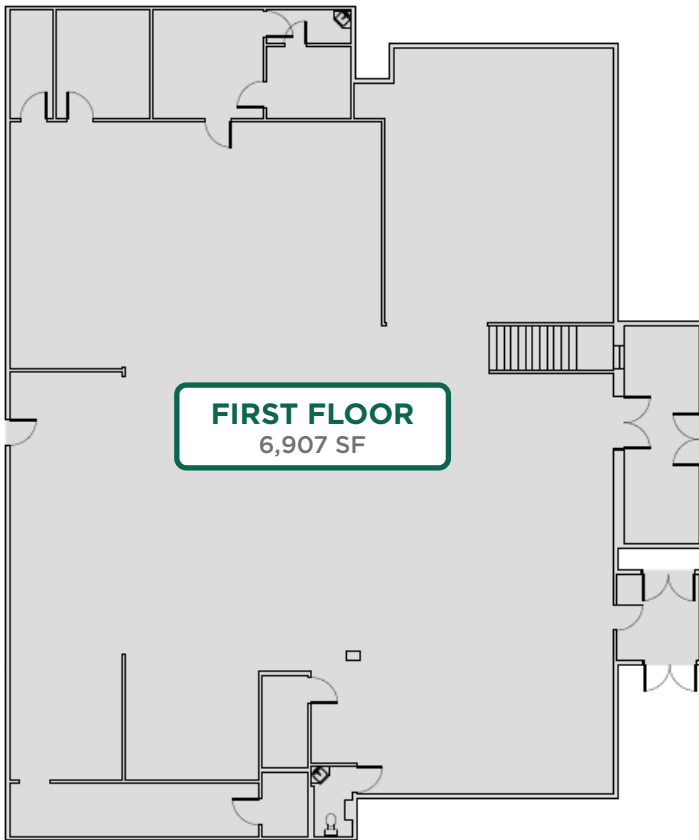




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### Floor Plan - 13,573 SF



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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### Excellent Location

Huntington Post Office is in the downtown Huntington Historic District. The building is a two-story building with 13,573 SF and is zoned B1, Business, offering for a variety of commercial uses. Downtown Huntington continues to add new shops and restaurants each year. In the Historic District, you find numerous restored storefronts offering furniture, sewing supplies, candy, musical instruments and records, restaurants, art studios, and the Huntington Arts & Entrepreneurial Center. Huntington, Indiana, is less than 25 miles southwest of Fort Wayne, Indiana.



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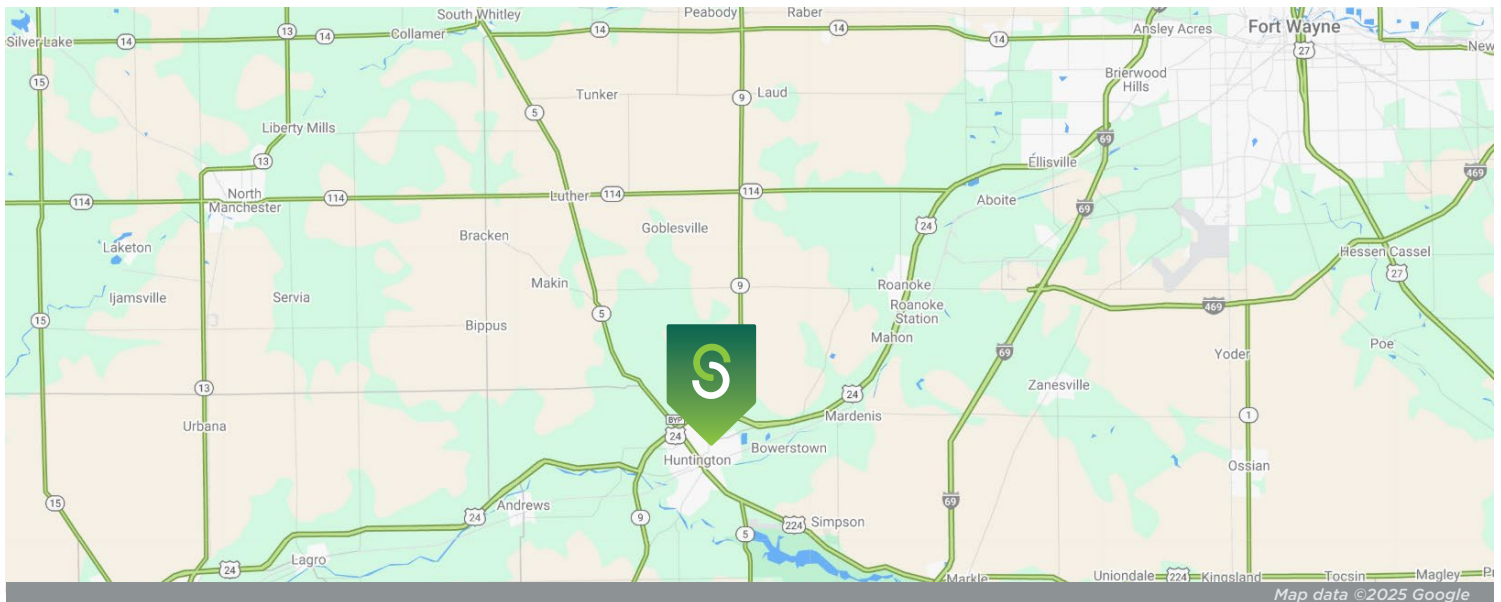
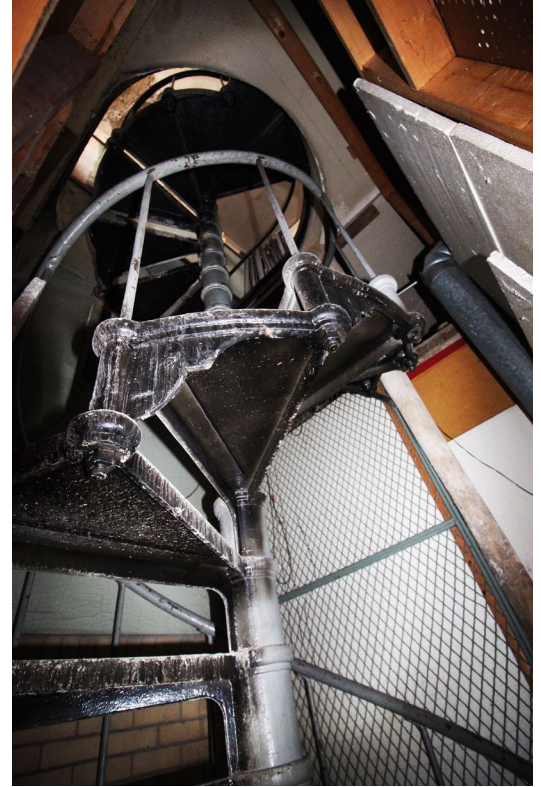
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### PROPERTY INFORMATION

Address	50 E Market St
City, State, Zip	Huntington, IN 46750
County	Huntington
Township	Huntington
Parcel Number	35-05-15-100-413-900-005
2024 Tax/Payable 2025	\$3,816.00



### SALE INFORMATION

Price	\$399,000
Terms	Cash at closing

### SITE DATA

Site Acreage	0.39
Zoning & Description	B1 - Business
Nearest Interstate	SR 9
Parking	Surface

### UTILITIES

Electric Provider	Duke Energy
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Huntington
High Speed Data	Available

### BUILDING INFORMATION

Property Type	Commercial
Total Area SF	13,573
Vacant SF	13,573
Occupancy Rate	0%
Year Built	1914
# of Stories	2
Construction Type	Concrete block/brick
Roof	Flat
Heating	Central/gas
A/C	Central/window
Sprinkler	No
Lighting	Fluorescent
ADA Compliant	No
Electric Service	3 phase/200amp
Docks	One-below grade
Floor	Concrete
Floor Coverings	Concrete/wood
Exterior Finish	Brick
Restrooms	Multiple

### ADDITIONAL INFORMATION

- Price reduced
- Historic development opportunity
- Flexible zoning allows for retail or office

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### About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

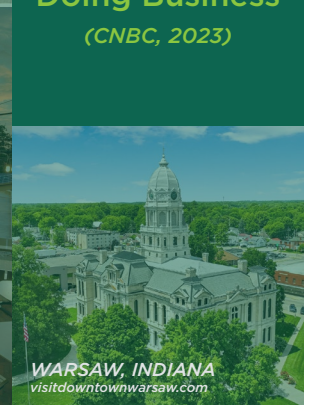
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



**#13**  
Top States for  
Doing Business  
(CNBC, 2023)



**7.5**  
Million  
Annual  
Visitors



**\$2B**  
in Capital  
Investment





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.