

**SALE**

# 630 High Street

**630 HIGH STREET**

Geneva, IN 46740

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

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IN #RB14027532





## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

SVN Parke Group is pleased to present this excellent multi-tenant investment opportunity. This 43,150 square foot industrial building is fully leased with two tenants in place.

This offering is located on the north edge of Geneva directly off US Highway 27 which runs from Fort Wayne to Cincinnati. Geneva is located at the intersection of US Hwy 27 and State Road 116 near the Wabash River. Geneva is 35 miles south of Fort Wayne and 110 miles from Indianapolis.

### PROPERTY HIGHLIGHTS

- Rare Industrial Space Available in Adams County!
- Great Fit for Warehousing or Manufacturing
- Easy Access from US Hwy 27
- Current Income Plus Upside with Rent-up
- Low Price per Square Foot

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SVN | PARKE GROUP 2

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,700,000</b>
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<b>CAP RATE</b>	<b>7.6%</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE</b>	41,486 SF
<b>PRICE PER SF</b>	\$40.98
<b>NOI</b>	\$129,156.00
<b>CAP RATE</b>	7.6%
<b>OCCUPANCY %</b>	100%
<b>YEAR BUILT</b>	1950
<b>YEAR LAST RENOVATED</b>	2021

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## LOCATION INFORMATION

<b>STREET ADDRESS</b>	630 High Street
<b>CITY, STATE, ZIP</b>	Geneva, IN 46740
<b>COUNTY</b>	Adams
<b>MARKET</b>	Northeast Indiana
<b>SUB-MARKET</b>	Adams County
<b>CROSS-STREETS</b>	US Hwy 27

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Warehouse/Distribution
<b>CEILING HEIGHT</b>	16'
<b>TENANCY</b>	Multi
<b>ZONING</b>	I1
<b>LOT SIZE</b>	2.93 Acres
<b>APN #</b>	01-11-29-200-049.000-019

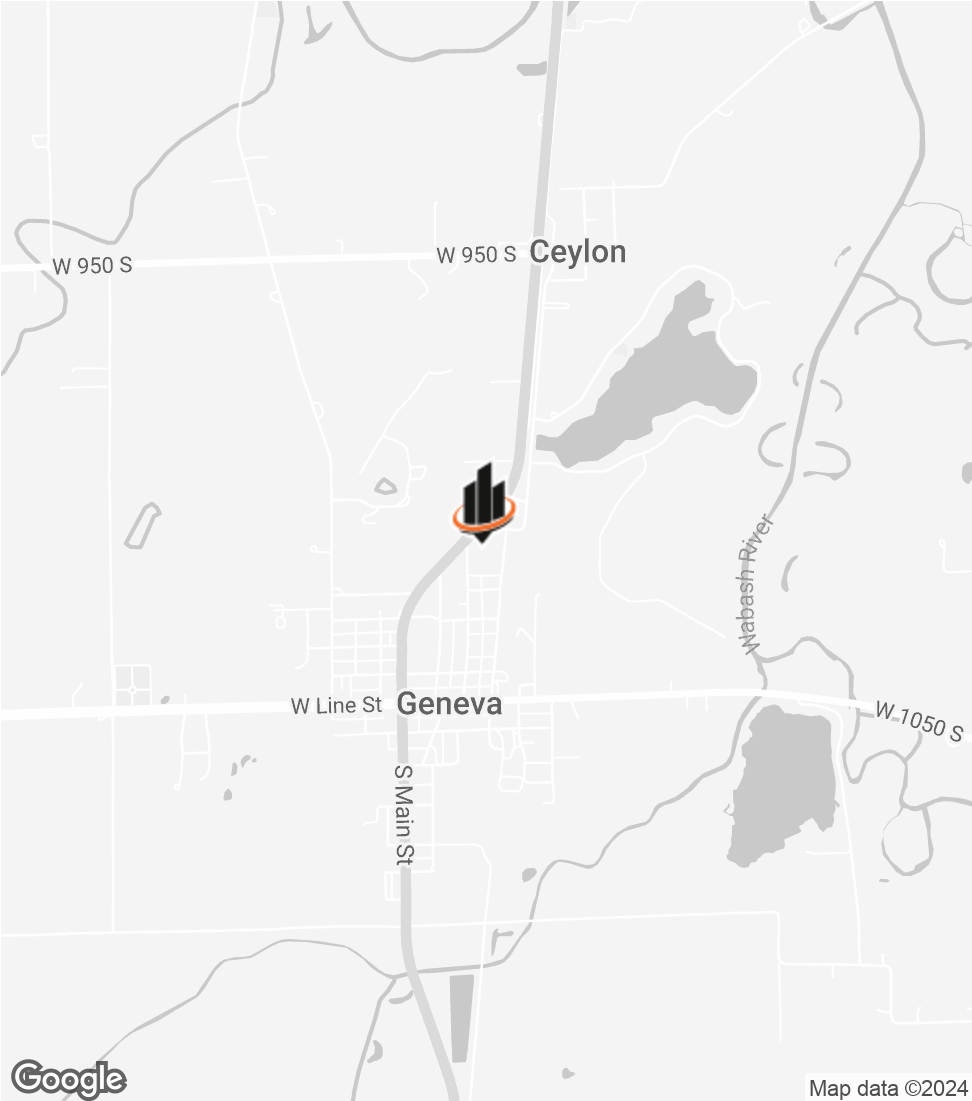
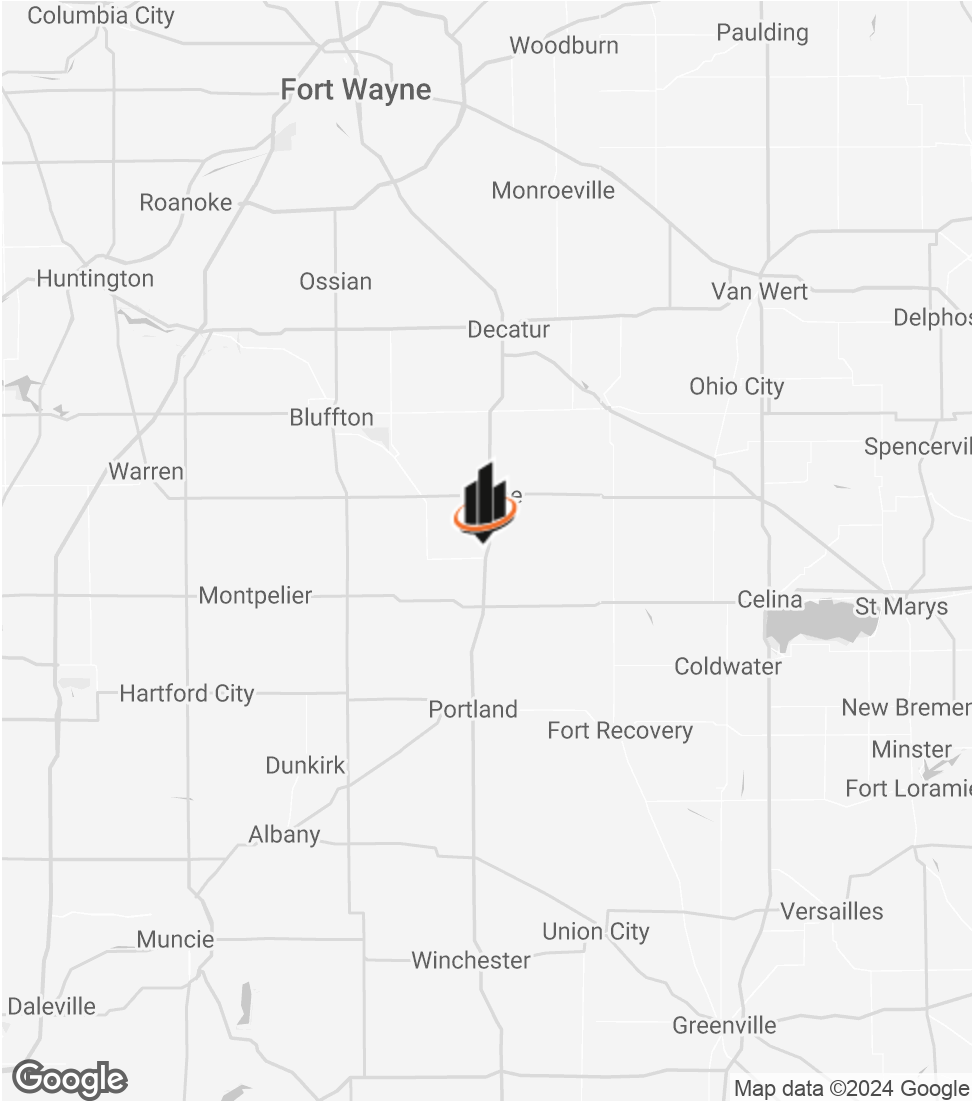
**INTERIOR PHOTOS**



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**LOCATION MAPS**



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# DEMOGRAPHICS MAP & REPORT

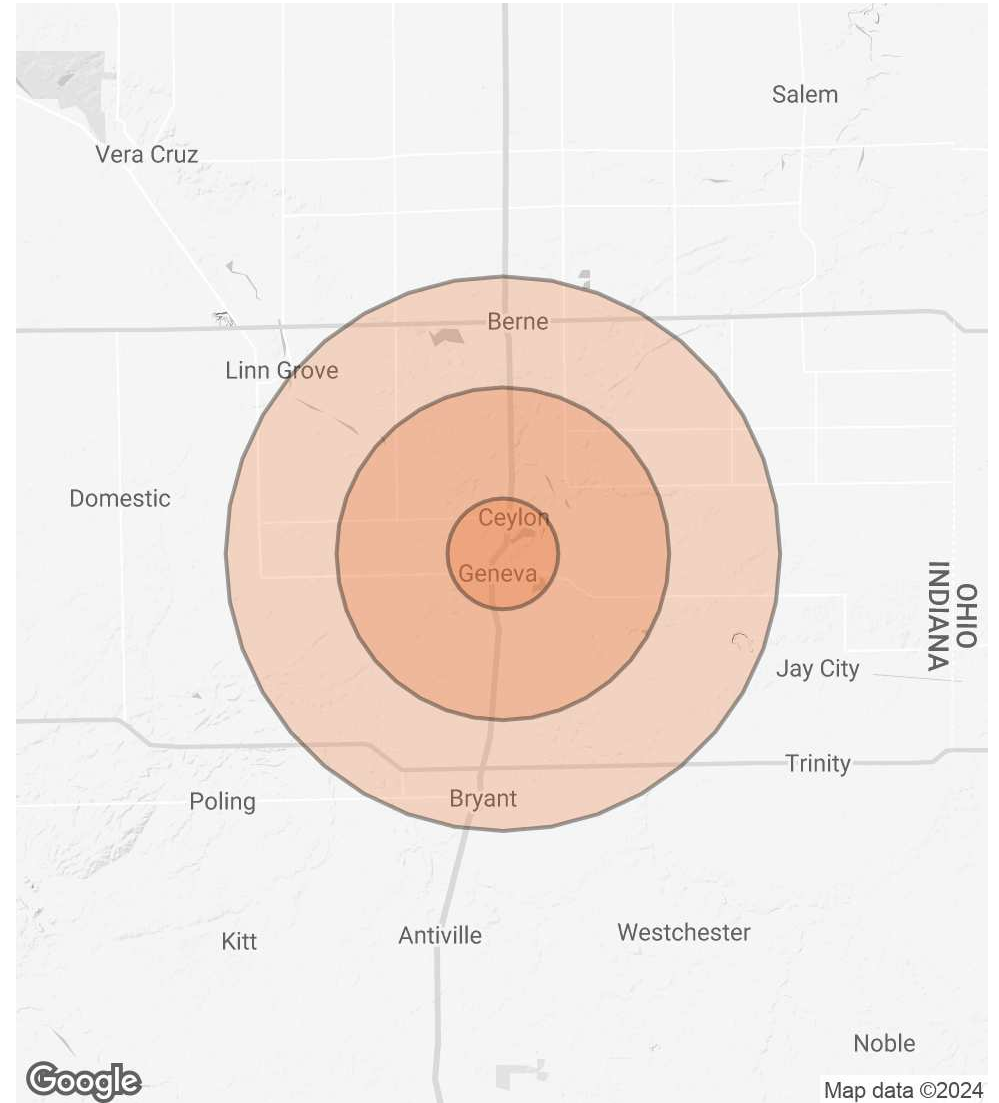
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	226	1,874	8,369
AVERAGE AGE	31.0	31.3	32.8
AVERAGE AGE (MALE)	28.1	28.6	29.6
AVERAGE AGE (FEMALE)	35.0	35.0	37.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	69	572	2,957
# OF PERSONS PER HH	3.3	3.3	2.8
AVERAGE HH INCOME	\$60,353	\$60,502	\$50,462
AVERAGE HOUSE VALUE			\$115,563

2020 American Community Survey (ACS)



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## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

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**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

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**Jenna Merryman** is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

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