

4101 S DIXON RD

4101 S Dixon Rd, Kokomo, IN 46902

FOR SALE



PROPERTY HIGHLIGHTS

- Priced well below replacement cost
- Fully leased to two stable tenants with expirations of March 2028 and June 2027.
- Ideal for an owner-user to occupy part or all of the building in the future
- Opportunity for an investor to raise rents to market as leases expire
- Well-maintained asset with minimal capital needs

OFFERING SUMMARY

Sale Price:	\$265,000
Number of Units:	2
Lot Size:	15,434 SF
Building Size:	3,200 SF

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PROPERTY DESCRIPTION

Presenting a prime investment opportunity in Kokomo, IN, this 3,200 SF Office Building, offers two fully leased units, making it an attractive prospect for investors. Priced below replacement cost, with stable tenants secured until 2027 and 2028, this well-maintained property provides an ideal option for an owner-user seeking future occupancy. Positioned in the thriving Kokomo area, this property presents a compelling proposition for those looking to capitalize on a solid, income-generating investment.

LOCATION DESCRIPTION

Discover the vibrant community surrounding this prime Office Building investment opportunity in Kokomo, IN. With convenient access to US-31, this thriving area is home to a range of businesses and amenities. Just minutes from the heart of downtown Kokomo, the location offers a perfect blend of suburban charm and urban convenience. Future tenants will benefit from the nearby retail and entertainment options, providing an attractive environment to draw in employees and clients alike. Don't miss out on this chance to invest in a dynamic and growing business community in Kokomo!

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