

## LISTING DETAIL - COMMERCIAL



**MLS #** 202519560  
**Status** Active  
**Property SubType** Manufacturing  
**Address** 17416 County Road 34  
**Unit #**  
**City** Goshen  
**State** IN  
**Zip** 46528  
**Area** Elkhart County  
**Class** COMMERCIAL  
**Listing Price** \$345,000

### PRESENTED BY

**Steve Miller**  
**RE/MAX Results-Goshen**  
**Office: 574-533-9581**  
**Office: 574-533-9581**  
**2134 Elkhart Rd.**  
**Goshen IN 46526**  
**steve@startwithstellar.com**

### LISTING OFFICE

RE/MAX Results-Goshen

**Seller Concessions Offer Y/N**

**Seller Concession Amount \$**

### GENERAL

<b>Parcel# ID</b>	20-11-14-200-001.000 -014	<b>Year Built</b>	1920	<b>Total Restrooms</b>	2
<b>Cap Rate</b>		<b>New Construction</b>	No	<b>Interior Height</b>	Varies
<b>Auction Y/N</b>	No	<b>Years Established</b>		<b>Ceiling Height</b>	16 Ft
		<b>Construction Type 1</b>	Steel / Wood	<b>Column Spacing</b>	8 Ft
<b>Township</b>	Elkhart	<b>Construction Type 2</b>	Wood	<b>Ingress/Egress</b>	Gravel
<b>Inside City Limits</b>	No	<b>Number of Buildings</b>	2	<b>Currently Leased Y/N</b>	Yes
<b>City Zoning</b>		<b>Stories</b>	1.0	<b>Equipment Y/N</b>	No
<b>County Zoning</b>	M-2 Heavy Manufacturing Nonresidential District	<b>Known UG Strge Tanks Y/N</b>		<b>Waterfront Y/N</b>	No
<b>Zoning Description</b>		<b>Knwn Soil/Oth Cntmin. Y/N</b>		<b>Water Type</b>	
<b>LotSzSF</b>	56,628	<b>Parking</b>	Yes	<b>Water Access</b>	
<b>LotSzAcr</b>	1.3000	<b>Parking Type</b>	Gravel	<b>Water Name</b>	
<b>Lot Dimensions</b>	1.3A	<b>Road Access</b>	County	<b>Water Frontage</b>	

### FEATURES

<b>BASEMENT/FOUNDATION</b> None <b>HEATING/FUEL</b> Gas, Forced Air, Wall Heater, Multiple Heating Systems <b>COOLING</b> Central Air, None <b>EXTERIOR</b> Metal, Vinyl <b>SALE INCLUDES</b> Building, Land <b>FIRE PROTECTION</b> Township <b>ROOF MATERIAL</b> Metal, Shingle <b>INTERIOR WALLS</b> Drywall, Metal <b>FLOORING</b> Carpet, Concrete <b>PARKING</b> Gravel, Off-Street <b>WATER UTILITY</b> Well <b>SEWER</b> Septic	<b>SPECIAL FEATURES</b> Three Phase, Loading Dock 1, Office Space, Reception Area <b>WATER FEATURES</b> None <b>PROPOSED FINANCING</b> Cash, Conventional <b>EXEMPTIONS</b> No Exemptions <b>DOCUMENTS AVAILABLE</b> Lease, Legal Description <b>PRESENT USE</b> Light Industry Mfg <b>FENCE</b> None <b>LOCATION</b> Rural
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### FINANCIAL

**Annual Taxes** \$6,741.50  
**Tax Abatement** No  
**Year Taxes Payable** 2024/Pay 2025  
**Owner RE License Y/N** No  
**Possession** September 2025

### BUILDING INFORMATION

	Abv Grd Sqft	Blw Grd Sqft	Story	Fin Off Sqft
Building 1	14,706	0	1	0
Building 2	792	0	1	792
Building 3				

### DIRECTIONS / REMARKS

**Directions to Property** US 33 to Monroe St./County Road 34 - Property is about a mile down, south side of the road  
**Remarks** Manufacturing / investment opportunity. 14,700 SF building with loading dock and three 12FT OH doors. Ceiling heights vary up to 16 Ft. Separate 792 SF office building.