

BUILDING FOR LEASE/SALE

6745 W. Johnson Rd. | Michigan City, IN 46360



Adaptable Site Offering Many Development Options

Total Buildings Size:	22,502 SF
Available Space:	6,400 SF Church Building (two-level) 11,566 SF Office Building 4,536 SF (Utility/Storage Buildings)
Land:	5.02 Acres
Zoning:	B -1
Parking:	Ample Onsite Parking
Lease Rate:	\$7.00 PSF NNN
Separate Pricing:	\$250,000 - Church Parcel, 0.98 Acres \$460,000 - Office Parcel, 1.6 Acres \$165,000 - Utility/Storage Parcel, 2.44 Acres
Listing Price:	\$825,000 - All Three Parcels

Details:

Nestled along Johnson Road in Michigan City, IN, this impressive church complex spans over 5.02 acres and features a striking two-level church building encompassing 6,400 square feet. Complementing the main sanctuary, the site includes a spacious 11,566 square foot office building, designed to accommodate the administrative needs of the congregation. Additionally, there are three utility and storage buildings, measuring 4,536 square feet in total—comprising 1,920 square feet, 616 square feet, and 2,000 square feet respectively. This thoughtfully designed campus not only serves as a place of worship but also as a community hub, fostering connection and support among its members.

[CLICK TO VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [yt](#)
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Blair Wozny
Broker
D 574.485.1517

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@Cressy.com

EXTERIOR PHOTOS

BUILDING FOR LEASE/SALE

6745 W. Johnson Rd. | Michigan City, IN 46360



INTERIOR PHOTOS

BUILDING FOR LEASE/SALE

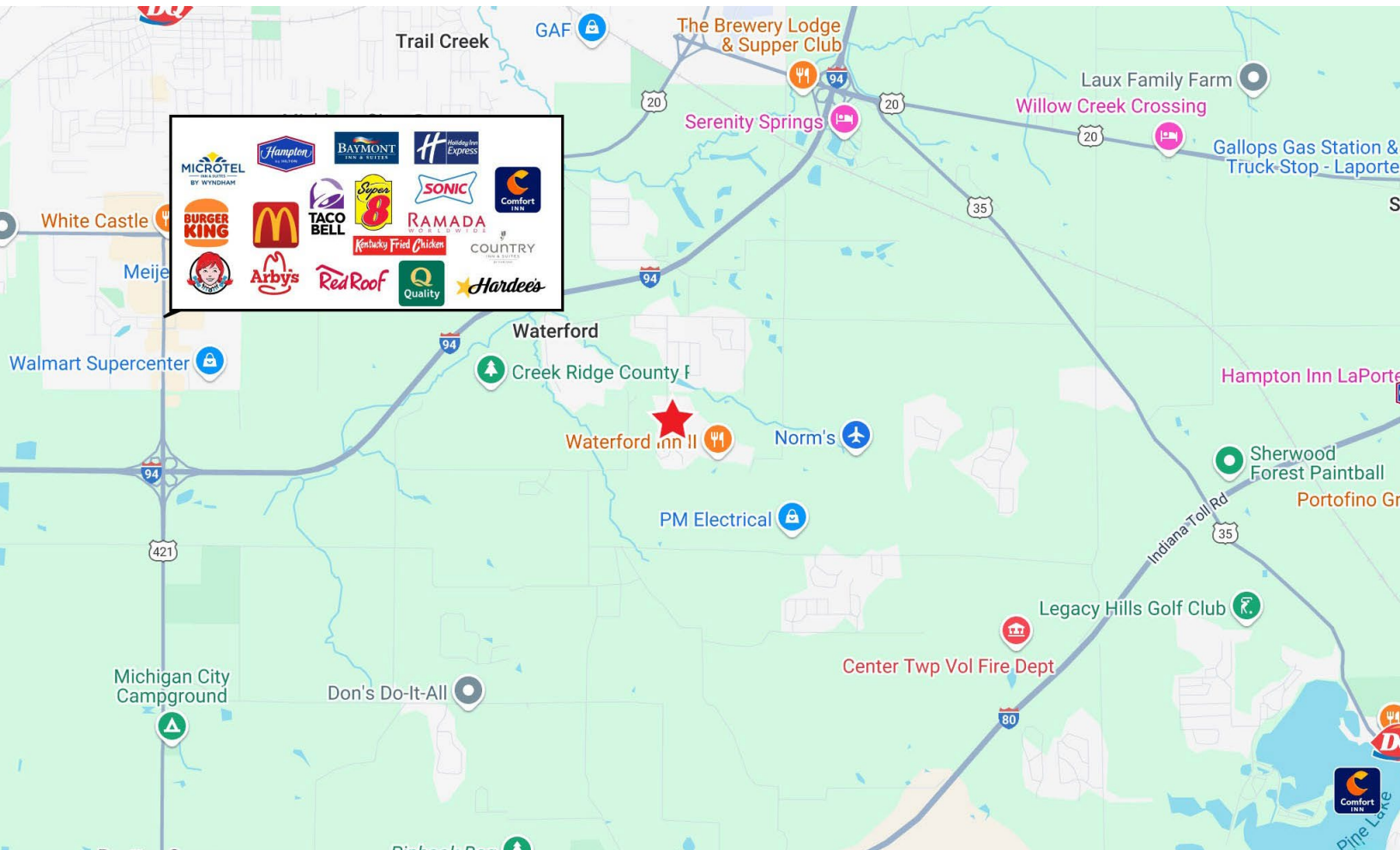
6745 W. Johnson Rd. | Michigan City, IN 46360



LOCATION OVERVIEW

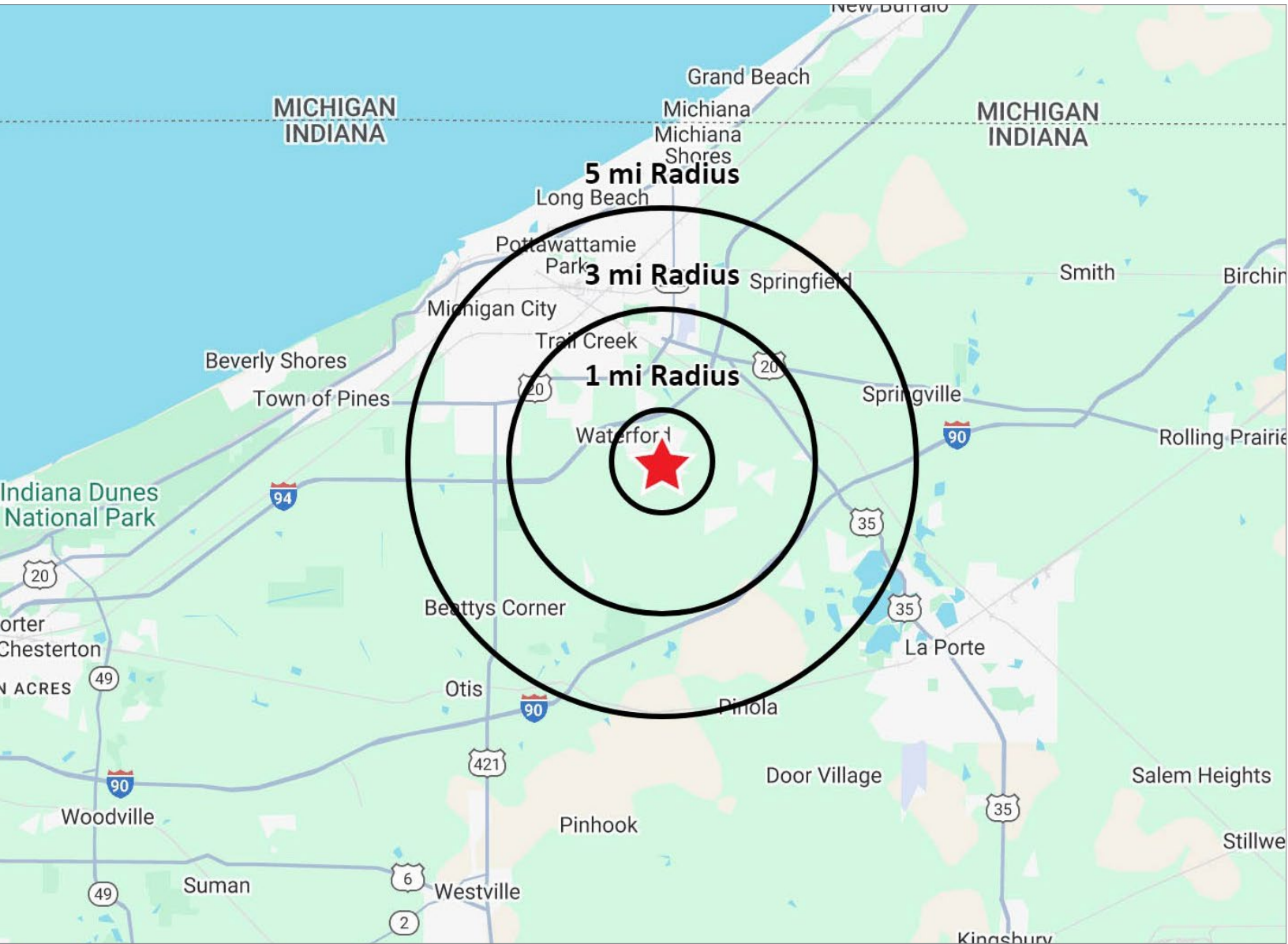
BUILDING FOR LEASE/SALE

6745 W. Johnson Rd. | Michigan City, IN 46360



The area around Johnson Road in Michigan City, Indiana, is characterized by a mix of residential neighborhoods and local businesses, providing a quaint, community-oriented atmosphere. Johnson Road runs parallel to major thoroughfares, including U.S. Route 421, which connects the region to larger highways and facilitates easy access to nearby attractions like Lake Michigan. Additionally, Interstate 94 is just a short drive away, making it convenient for commuters and travelers heading to Chicago or other destinations. The surrounding landscape features a blend of wooded areas and parks, enhancing the area's charm and offering recreational opportunities for residents and visitors alike.





POPULATION

1 MILE	1,549
3 MILE	96,353
5 MILE	255,922



NUMBER OF HOUSEHOLDS

1 MILE	567
3 MILE	27,576
5 MILE	74,870



AVERAGE HOUSEHOLD INCOME

1 MILE	\$120,387
3 MILE	\$95,370
5 MILE	\$103,274



MEDIAN HOME VALUE

1 MILE	\$261,170
3 MILE	\$226,031
5 MILE	\$248,085