

Office For Sale



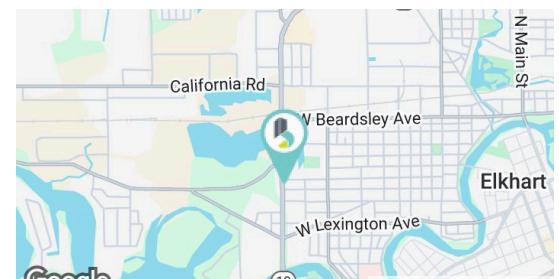
1755 Fulton St.

Elkhart, IN 46514

Property Highlights

- **Prime Location for Medical:** Strategically situated just minutes from Elkhart General Hospital and adjacent to Beacon Medical, offering excellent proximity to healthcare services and a strong referral network.
- **Turnkey, Fully Renovated Interior:** Recently remodeled with new LED lighting, skylights, carpet, paint, and countertops— designed to support immediate occupancy and professional presentation.
- **Efficient, Patient-Centered Layout:** Includes a welcoming vestibule, spacious lobby and waiting room, ample space for a check-in counter, 10 private exam rooms, 3 restrooms, a break room, and glass partitions for a modern, open feel with privacy.
- **Large surface lot:** provides convenient on-site parking for staff and visitors.

Sale Price	\$649,000
Building Size (SF)	4,224 SF
Zoning	O; Office District
Traffic Count	ADT 25,311 (CR 19)
Lot Size	0.63 Acres



Gage Hudak, CCIM
ghudak@bradleyco.com
c 574.855.5706

John Jessen
jjessen@bradleyco.com
c 574.968.9270

Rebecca Ward
rward@bradleyco.com
c 574.855.5718

Dan Skodras
dskodras@bradleyco.com
c 574.237.6052

www.bradleyco.com

Retailer Map



Additional Photos

1755 Fulton St. Elkhart, IN 46514

