




Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as 11/10/2025

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Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	No
MLS	202545435	665 W Connexion Way	Columbia City	IN	46725	Statu	Active	LP	\$1,999,000
	Area	Whitley County	Parcel ID	92-06-03-724-010.000-004			Type	Mixed Use	
	Cross Street			Age	20				
	REO	N	Short Sale	No					
	Legal Description	Lot 10 Armstrong Corporate Park Sec 4 1.702A							
	Directions	US-30 W turn right onto Armstrong Dr, in 300 ft turn left onto W Connexion Way.							
	Inside City Limits	City Zoning	County Zoning	Zoning Description					

Remarks Outstanding commercial/industrial opportunity in the Armstrong Corporate Park -- this property was previously the location of R&D Mortorsports, offering excellent visibility and traffic within a thriving business corridor. Situated on 1.702 acres, the site provides a versatile layout suitable for showroom, warehouse, service operations, light industrial use, or future expansion. Convenient access to US-30 allows for efficient deliveries, and customer flow. The parcel is level, usable, and positioned among other growing commercial ventures, making it well-suited for owners or developers seeking a strong, established business location. A well-positioned and highly functional site within Columbia City's expanding commercial district. Call today to schedule your private tour of this amazing property!

Agent Remarks Showings require a 24-hour advance notice, coordinated through the listing agent.

Sec	Lo	Township	Columbia	Lot Ac/SF/Dim	1.7020	/ 74,139	/ 190' x 250'	Src
Year Built	2005	Age	20	Years Established				
Const Type	Metal	Total # Bldgs	2	Exterior	Metal	Foundation	Finished	
Bldg #1 Total Above Gd SqFt	2,080	Total Below Gd SqFt	0	Stories	1.0	Total Restrooms	1	
Bldg #2 Total Above Gd SqFt	600	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	960	
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt		
Location		Fire Protection	City	Fire Doors	Yes			
Bldg Height		Roof Material	Metal	Int Height	16 Ft			
Interior Walls	Metal	Ceiling Height	16 Ft	Column Spcg	16 to 25 ft			
Flooring	Finished	Parking	Public	Water	City			
Road Access	City	Equipment	No	Well Type				
Currently Lsd	No	Enterprise Zone	No	Sewer	City			

SALE INCLUDES Building, Business, Land

INTERNAL ROOMS Office, Storage, Warehouse

SPECIAL FEATURES Delivery Door, Display Room, Office Space

Water Access

Water Name

Lake Type

Water Features

Auction No **Auctioneer Name**

Auctioneer License #

Occupancy

Owner Name Douglas G. McKibben

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$15,441. **Exemption**

Year Taxes Payable 2025

Assessed Value \$

Is Owner/Seller a Real Estate Licensee No

Possession At Closing

List Office Century 21 Bradley Realty Inc. - Office: 260-399-1177

List Agent Eric Hamman - Cell: 574-606-7402

Agent ID RB14042523

Agent E-mail hammangroup@gmail.com

Co-List Office

Co-List Agent

Showing Instr

List Date 11/10/2025 **Exp Date** **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Ye **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**

Virtual Tour

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

CDOM 0

Total Concessions Paid

Sold/Concession Remarks

Sell Office

Sell Agent

Sell Team

Co-Sell Office

Co-Selling Agent

Presented by: Sue Kaminski - Cell: 574-526-1261 / Century 21 Bradley Realty Inc. - Office: 260-399-1177

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