

- Name: Whiting Masonic Temple
- Year built: 1923
- Approx. building size: 13,242 sq ft (user notes also mention 4,574 sq ft — please verify).
- Stories: 3 (main, second, third)

#### Utilities & Operating Costs

- Water & trash: City of Whiting
- Electric & gas: NIPSCO
- Phone & Internet: Comcast Business (estimated utility totals last 3 years):
  - 2024: \$8,130
  - 2023: \$9,234
  - 2022: \$9,778

#### Mechanical & Systems

- Heat: Steam heat (boiler replaced 2025).
- Cooling: No central AC — cooling via portable/window units.
- Water heater: ~10 years old.
- Roof: Installed 2015 (25-year roof noted).
- Alarm/security system: ~7 years old; can be connected to Internet using password/cards/codes.
- Lighting: New LED lights in dining/main past master room.
- No liquor license.

#### Parking & Accessibility

- Two designated handicap spaces front of property.

- Remaining parking: public street parking + municipal lot across street (shared with YMCA).
- Restrictions: Back door exit-only (cannot re-enter from back door).

#### Key interior spaces & dimensions (as provided)

- Ballroom: 52 x 38 (hardwood, tongue & groove)
- Stage: 18 x 18
- Lodge meeting room: 65 x 35 (dimension incomplete — verify) — blue carpet replaced 2023.
- Main past master room: 36 x 24
- Dining room: 42 x 38
- Kitchen: 28 x 15
- Prep table: 9 x 4
- Boiler room / existing sink area: 24 x 15 (note: location/context ambiguous)
- Second floor game room: 35 x 24 (fireplace not operational)
- Foyer: 20 x 13
- Closet / coat room: 17 x 10
- Bathroom(s): multiple — listed examples: bathroom 16 x 10; ladies bathroom 18 x 10; powder room 15 x 7; men's bathroom 10 x 8. Verify count & locations.
- Third floor library: 28 x 15 (leather wall original to building)
- Office: 13 x 12
- Reception room: 13 x 10
- Benches: four benches size 20, six benches size 14 (Lyon & Healy organ? — “Lyon Healy oregon” appears in notes — clarify).
- Personal property that can remain: tables and chairs (confirm inventory).

#### Condition notes

- Building age: 102 years (historic character).
- Roof: 2015 (25-yr).
- Boiler replaced 2025.
- Alarm system ~7 years old.
- Water heater approx. 10 years old.
- No central cooling (portable units currently used).
- Murals/stained glass/lighting/sconces — significant architectural features.