

Flex Office For Sale



2310 W. Lexington Ave.

Elkhart, IN 46514

Property Highlights

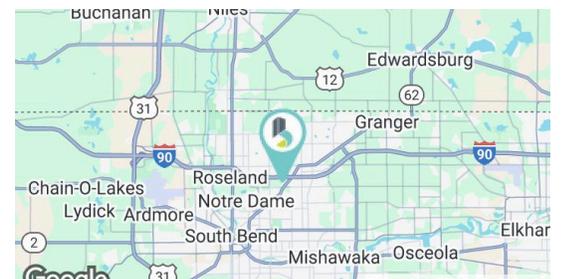
- Includes reception area, conference room, multiple private offices, open workspaces, and breakroom—ideal for a variety of professional uses
- High-visibility signage along Lexington Avenue with easy access from Elkhart and neighboring St. Joseph County
- Large surface lot provides convenient on-site parking for staff and visitors
- Priced attractively to offer a low barrier to entry for owner users or investors
- Well-maintained building with the opportunity to modernize interior finishes to suit buyer preferences
- Neighboring Parcel Available: Adjacent parcel to the east is also available for sale.

Sale Price \$350,000

Building Size (SF) 4,419 SF

Lot Size 0.93 Acres

Traffic Count ADT 10,810 (W Lexington)



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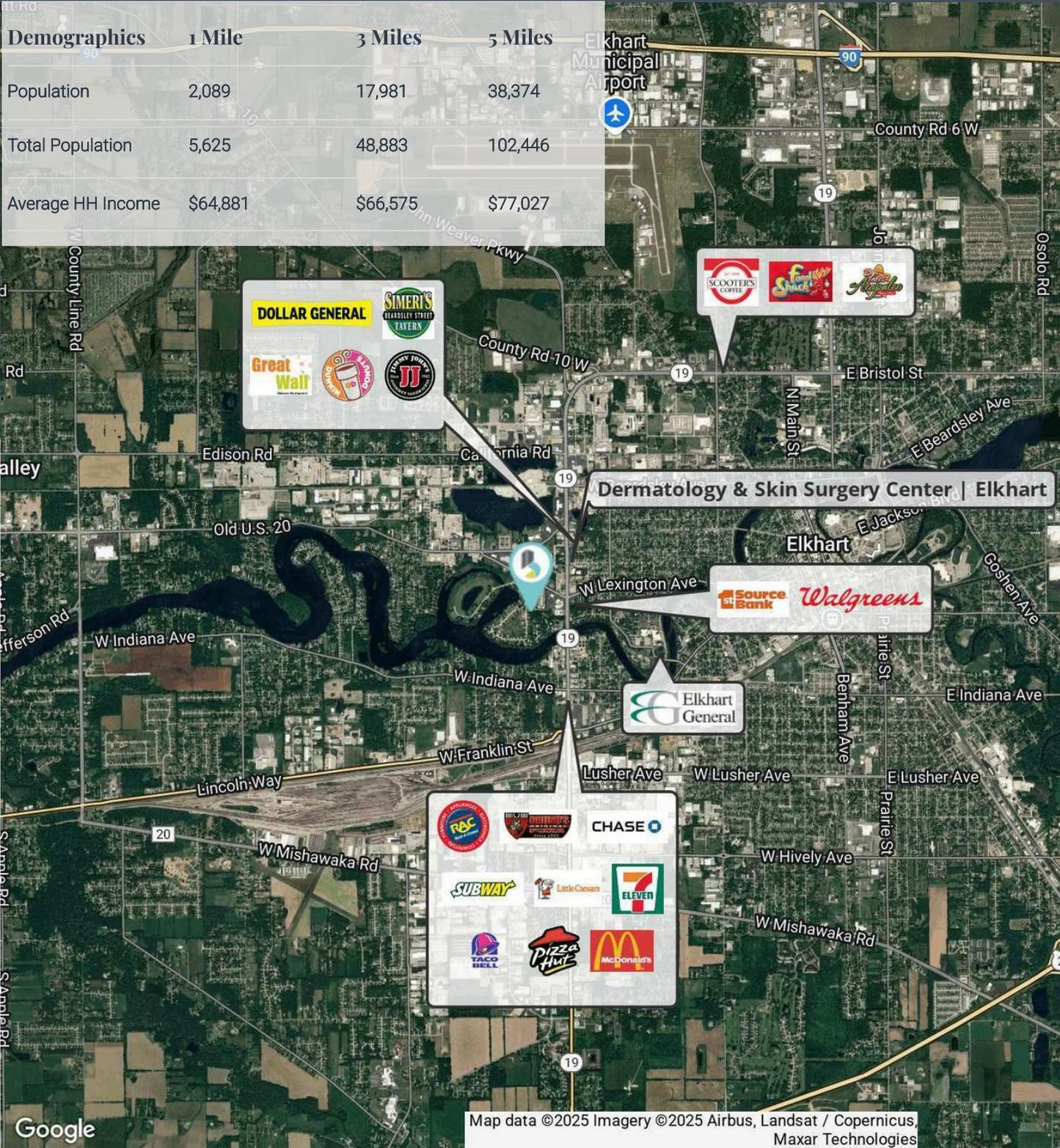
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Retailer Map

Demographics	1 Mile	3 Miles	5 Miles
Population	2,089	17,981	38,374
Total Population	5,625	48,883	102,446
Average HH Income	\$64,881	\$66,575	\$77,027



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Additional Photos

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