



Commercial Client Full Detail Report



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Listings as of 10/29/2025

Property Type COMMERCIAL

Status Active

Auction No

MLS #	202538304	2809 Commercial Road	Huntington	IN 46750	Status	Active	LP	\$615,000
	Area	Huntington County	Parcel ID	35-05-09-200-780.016-005	Type	Office		
	Cross Street				Lot Sz Acr	0.8600	Lot Sz SqFt	37,462
	Subdivision	None						Age 18
	Legal Description	SE TR 5 0.86AC						
	Directions	Hauenstein Road to Commercial Road. North to property.						
	Inside City Limits	Y	City Zoning	B1	County Zoning		Zoning Description	Business

Remarks Fantastic office building with a great location on the north end of Huntington. This great building features great office space, multiple conference rooms, break rooms, kitchens, multiple bathrooms, badge scanner, ample parking and so much more.

Sec	Lot	Township	Huntington	Zoning	Lot Ac/SF/Dim	0.860 / 37,462	/ 160 x 225
Year Built	2007	New	No	Years Established	Exterior	Brick	Bsmt/Fndn
Const Type	Site Built			Total # Bldgs	1	Stories	1.0
Bldg #1 Total Above Gd SqFt	4,364	Total Below Gd SqFt	0	Story	1	Finished Office SqFt	4,364
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	City			Fire Doors	Yes
Water Frtg		Roof Material	Asphalt			Interior Height	10
Bldg Height		Ceiling Height	10			Column Spacing	N/A
Interior Walls	Drywall	Parking	Lot, Paved			Water	City
Flooring	Carpet, Vinyl Tile	Equipment	No			Well Type	
Road Access	City	Enterprise Zone	No			Sewer	City
		Currently Leased	No			Heating/Fuel	Gas, Forced Air
Virtual Tour	Unbranded Virtual Tour			Cooling		Central Air	
				Burglar Alarm		Yes	

SALE INCLUDES Building, Land

SPECIAL FEATURES Single Phase, Handicap Access, Office Space, Reception Area

Water Name	Lake Type	Water Access	
Water Features			
Financing: Proposed	Cash, Conventional	Exemption	Year Taxes Payable
Annual Taxes \$0.00	Is Owner/Seller a Real Estate Licensee	No	Possession Negotiable
List Office Hoosier Real Estate Group - Off: 260-356-5505			
Pending Date	Closing Date	Selling Price	How Sold
Total Concessions Paid	Sold/Concession Remarks		
Seller Concessions Offer Y/N	Seller Concession Amount \$		

Presented by: Joel Buzzard - Cell: 260-224-0297

/ Hoosier Real Estate Group - Off: 260-356-5505

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