




Commercial Client Full Detail Report

[Schedule a Showing](#)

Listings as of 10/29/2025

Page 1 of 1

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
											Age	18
	Subdivision		None									
	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 conferences 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	Slab	
Const Type	Site Built			Total # Bldgs	1	Stories	1.0	Total Restrooms	6
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	2025
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

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