

## LISTING DETAIL - COMMERCIAL FOR LEASE



**MLS #** 202444251  
**Status** Active  
**Property SubType** Mixed Use  
**Address** 1021 E Kercher Road  
**Unit #**  
**City** Goshen  
**State** IN  
**Zip** 46526  
**Area** Elkhart County  
**Class** COMMERCIAL FOR LEASE  
**Lease Price** \$18

**PRESENTED BY**  
**Steve Miller**  
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**RE/MAX Results-Goshen**  
**2134 Elkhart Rd.**  
**Goshen IN 46526**  
**Office: 574-533-9581**

**LISTING OFFICE**  
 RE/MAX Results-Goshen

**Seller Concessions Offer Y/N**

**Seller Concession Amount \$**

### GENERAL

<b>Parcel# ID</b>	20-11-22-451 -008.000-015	<b>Year Built</b>	2021	<b>Total Restrooms</b>	2
<b>Cap Rate</b>		<b>New Construction</b>	No	<b>Interior Height</b>	11'
		<b>Years Established</b>		<b>Ceiling Height</b>	11'
		<b>Construction Type 1</b>	commercial	<b>Column Spacing</b>	0
<b>Township</b>	Elkhart	<b>Construction Type 2</b>		<b>Ingress/Egress</b>	Concrete
<b>Inside City Limits</b>		<b>Number of Buildings</b>	1	<b>Currently Leased Y/N</b>	No
<b>City Zoning</b>		<b>Stories</b>	1.0	<b>Equipment Y/N</b>	No
<b>County Zoning</b>		<b>Known Soil/Oth Cntmn. Y/N</b>		<b>Waterfront Y/N</b>	No
<b>Zoning Description</b>		<b>Knwn UG Storage Tanks Y/N</b>		<b>Water Type</b>	
<b>Approx. Lot Size Acres</b>	1.6100	<b>Parking</b>	Yes	<b>Water Access</b>	
<b>Approx. Lot Size SqFt</b>	70,132	<b>Parking Type</b>	on-site	<b>Water Name</b>	
<b>Lot Dimensions</b>	1.61 acres	<b># of Parking Spaces</b>	50	<b>Water Frontage</b>	
		<b>Road Access</b>	City		

### FEATURES

<b>BASEMENT/FOUNDATION</b> None	<b>WATER FEATURES</b> None
<b>HEATING/FUEL</b> Gas, Forced Air	<b>PROPOSED FINANCING</b> Cash
<b>COOLING</b> Central Air	<b>EXEMPTIONS</b> No Exemptions
<b>EXTERIOR</b> Masonry	<b>DOCUMENTS AVAILABLE</b> Aerial Photo, Floor Plan, Legal Description
<b>LEASE INCLUDES</b> Building	<b>FENCE</b> None
<b>FIRE PROTECTION</b> City	<b>LEASE TERM</b> Negotiable
<b>ROOF MATERIAL</b> Metal	<b>LEASE TYPE</b> Net Lease
<b>INTERIOR WALLS</b> Unfinished	<b>LOCATION</b> City
<b>FLOORING</b> Other	
<b>PARKING</b> Off-Street, Paved	
<b>WATER UTILITY</b> City	
<b>SEWER</b> City	
<b>SPECIAL FEATURES</b> Other	

### FINANCIAL

**Tax Abatement** No  
**Annual Taxes** \$23,108.68  
**Year Taxes Payable** 2023 pay 2024  
**Owner RE License Y/N** No  
**Possession** upon build out completion

### BUILDING INFORMATION

	Abv Grd Sqft	Blw Grd Sqft	Story	Fin Off Sqft
Building 1	6,200	0	1	0
Building 2				
Building 3				

### DIRECTIONS / REMARKS

**Directions to Property** SR 15 / S. Main St to Kercher Rd, east to property  
**Remarks** Prime opportunity with this aesthetically designed multi-tenant building in a high-traffic location. Offering 6,200 square feet of versatile space, this property can be customized to fit smaller units, making it ideal for a variety of retail or office uses. Current tenants include a popular coffee shop on the west end and a thriving barbecue restaurant on the east side. The property is strategically positioned near an industrial park, established residential neighborhoods, and a developing subdivision with 1,200 new homes. Lease rates range from \$16 to \$18 modified gross terms depending on build-out costs and space requirements.