## **SALE**

OFFICE

# 717 MICHIGAN AVE.



#### **PROPERTY HIGHLIGHTS**

- The property is located in heart of the historic downtown of LaPorte. Its unique location qualifies it for the Urban Enterprise Grant Program.
- · Easily accessible to several major highways, including immediate access to Hwy 35/39 and State Hwy 2.
- · LaPorte is on the periphery of the double track South Shore train project helping to make LaPorte county a reachable commute to Chicago by rail.
- · The multi-tenant building has a solid rent base with several long term tenants.
- · First two floors are fully leased with the third floor available for an owner occupier who desires rental income.
- Third floor could also be converted to multi-residential apartments.
- The property has access to a large parking lot which is rare for a downtown property.

#### Elevator Access to all floors.

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#### SALE PRICE \$725,000

Building Size:

20,868 SF



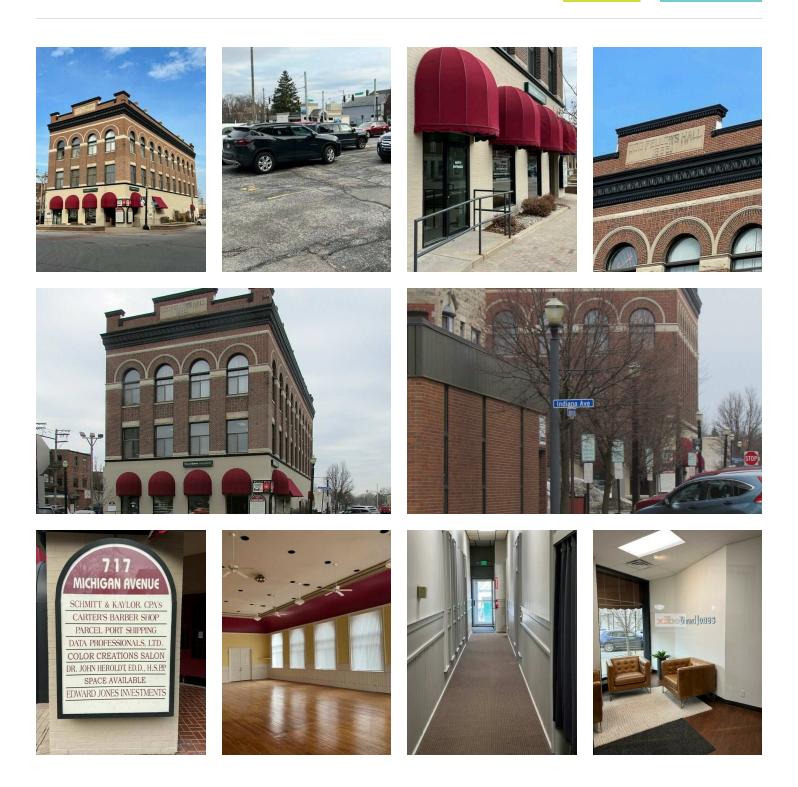


## **ADDITIONAL PHOTOS**

### 717 MICHIGAN AVE., LAPORTE, IN 46350

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