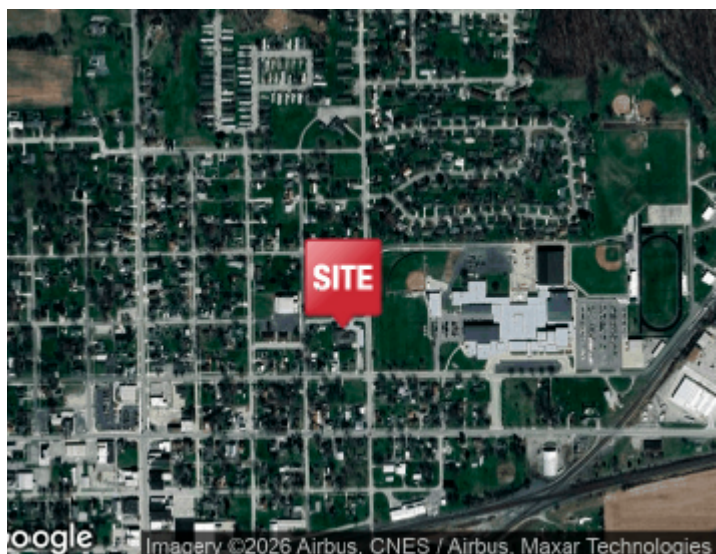




## 408 E. Washington Street Butler, Indiana

### Property Features

- 8,287 SF office building
- Situated on 0.611 AC zoned INS
- Includes large commercial kitchen with hood
- Building in good condition - built in 1992
- Built as a day care center; also used as medical office
- Located across from Eastside Jr/Sr High School
- Located just off SR 6



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

**GARY BUSCHMAN, SIOR**

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## General Property Information

<b>Name</b>	408 E. Washington Street	<b>Parcel Number</b>	Multiple
<b>Address</b>	408 E. Washington Street	<b>Total Building SF</b>	8,287 SF
<b>City, State, Zip</b>	Butler, IN 46721	<b>Acreage</b>	0.611 AC
<b>County</b>	Dekalb County	<b>Year Built</b>	1992
<b>Township</b>	Wilmington	<b>Zoning</b>	INS
<b>Parking</b>	Surface		

## Property Features

<b>Construction Type</b>	Wood frame	<b>Number of Floors</b>	1
<b>Roof</b>	Asphalt shingle	<b>Foundation</b>	Slab
<b>Lighting</b>	Fluorescent	<b>Sprinklers</b>	No
<b>Electrical</b>	600 Amp	<b>Restrooms</b>	4
<b>Heating</b>	Gas	<b>Central Air</b>	Yes

## Utilities

<b>Electric</b>	AEP
<b>Gas</b>	NIPSCO
<b>Water</b>	City of Butler
<b>Sewer</b>	City of Butler

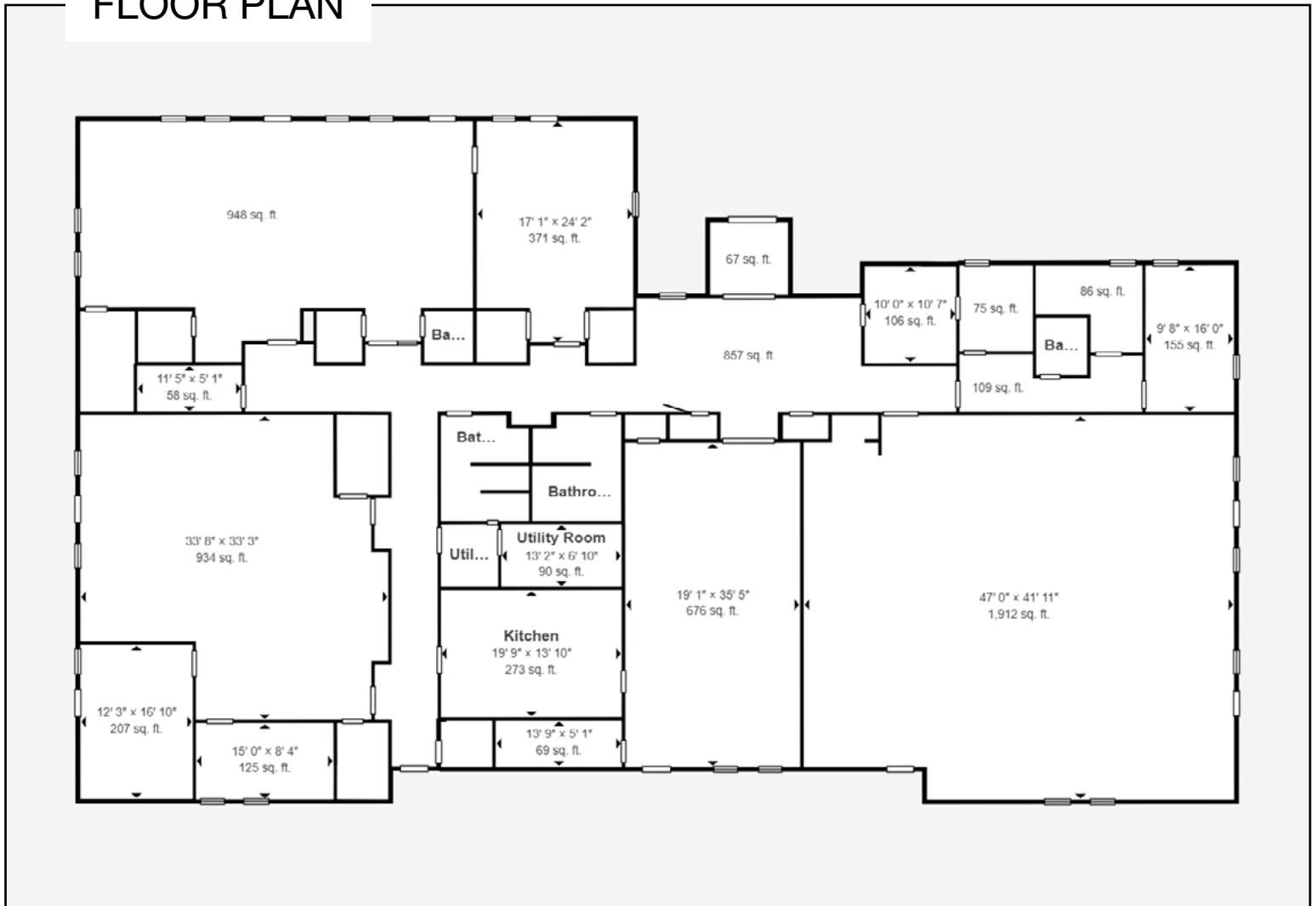
## Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	22 Miles
<b>Nearest Highway</b>	SR 6
<b>Distance</b>	0.2 Miles

## Sales Information

<b>Annual Taxes</b>	\$10,795.44	<b>Sale Price</b>	\$670,000
<b>Tax Yr./Pay Yr.</b>	2024/2025	<b>Terms</b>	Cash at closing

## FLOOR PLAN



Take the  virtual tour!

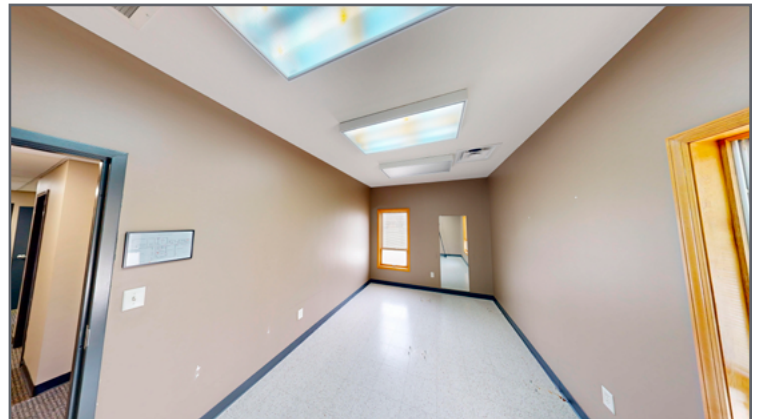
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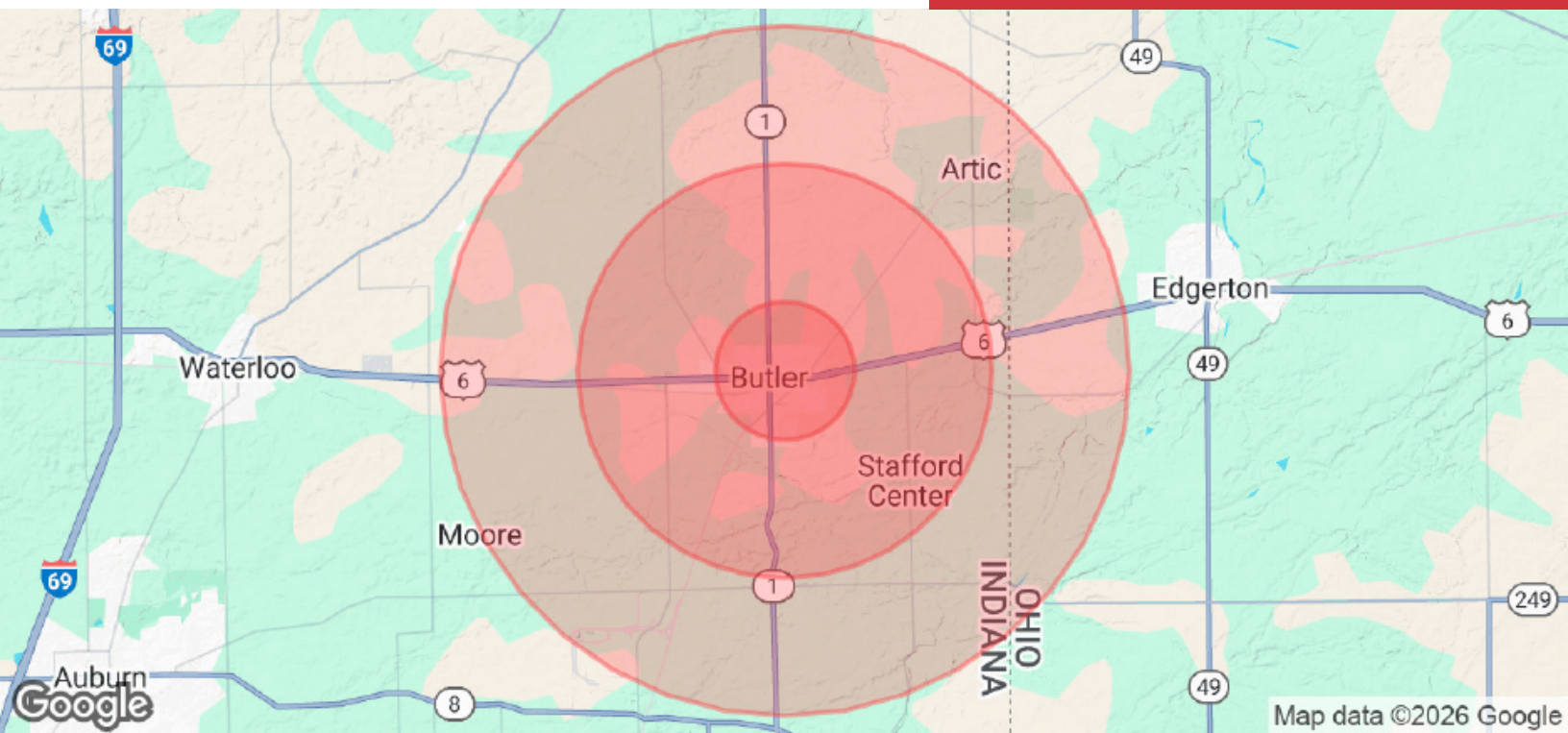
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,721	3,503	4,775
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	1,343	1,835
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,944	\$80,411	\$84,674
Average House Value	\$135,057	\$145,750	\$162,146

Demographics data derived from AlphaMap

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