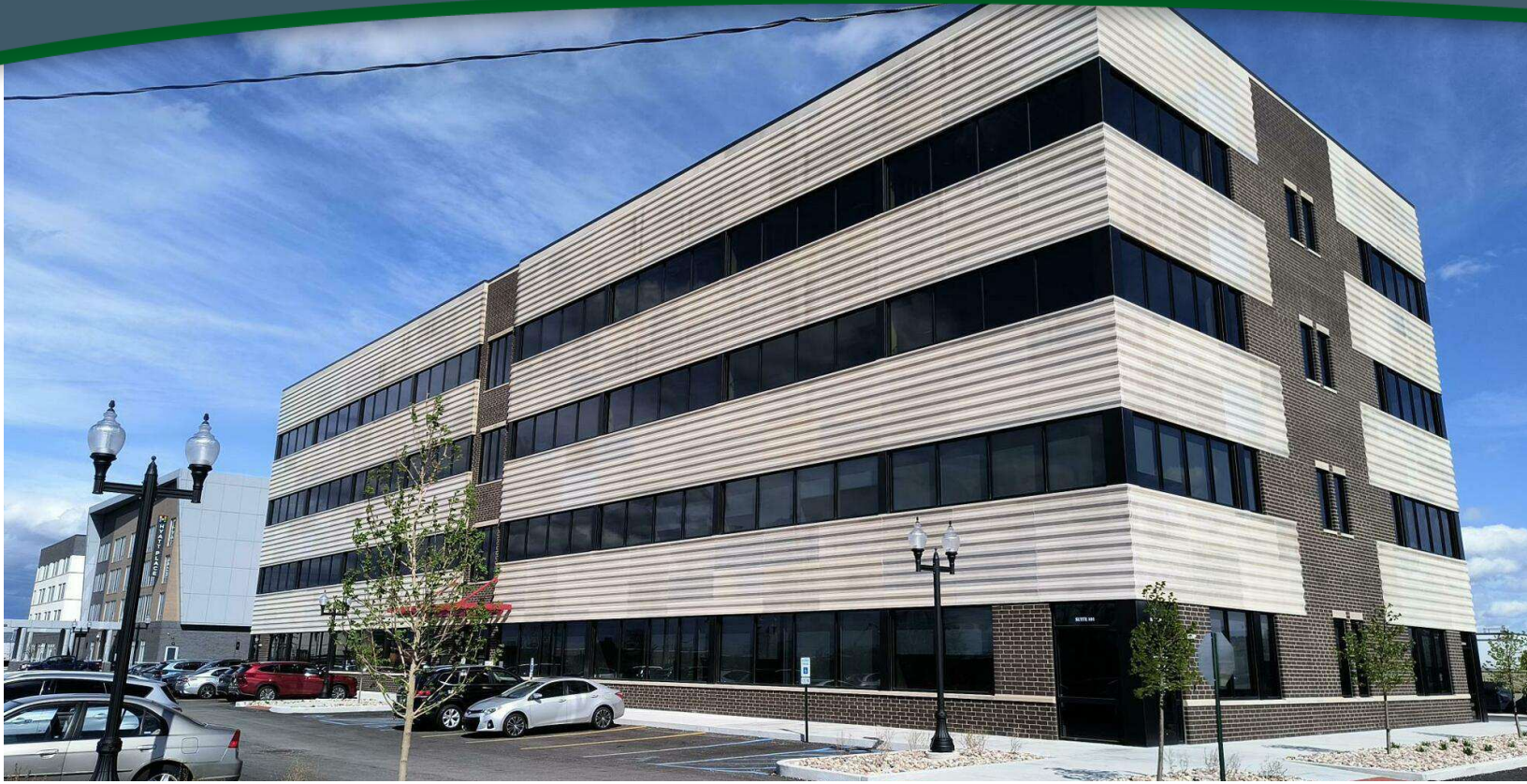


9410 CALUMET AVENUE #204, MUNSTER, IN 46321



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SALE OF MAPLE LEAF CROSSING OFFICE CONDO

9410 Calumet Avenue #204, Munster, IN 46321



EXECUTIVE SUMMARY

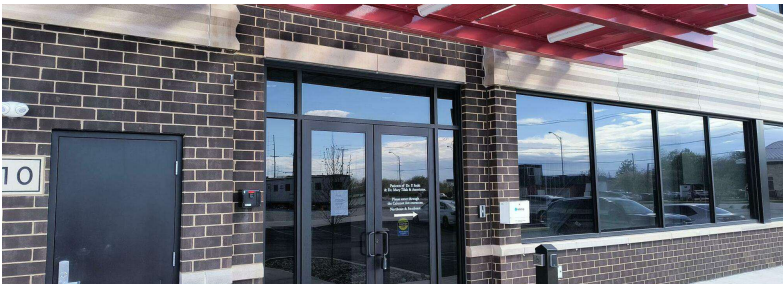


OFFERING SUMMARY

Sale Price:	\$369,000
Price / SF:	\$246.00
Year Built:	2023
Building Size:	1500 SF
Zoning:	CD-4.B

PROPERTY HIGHLIGHTS

- 1,500 SF modern office condo for sale within Maple Leaf Crossing
- Recently constructed in 2023
- High visibility and accessibility
- Dedicated parking for convenience
- Efficient floor plan for optimal use of space
- Modern amenities and building systems



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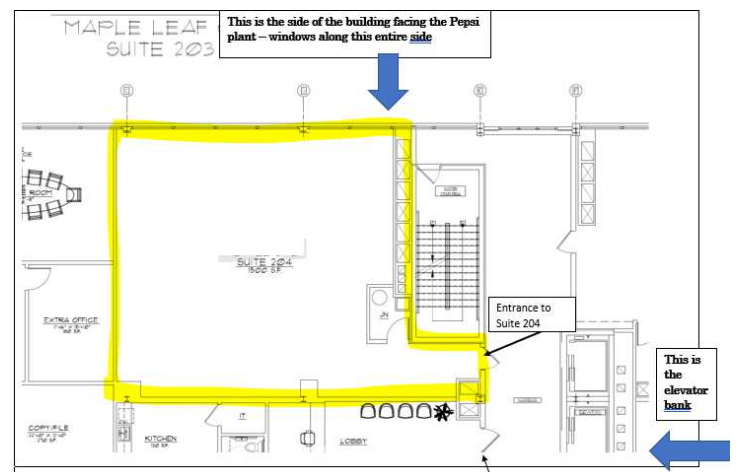
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Introducing a prime opportunity within Maple Leaf Crossing, this modern 1,500 SF office condo embodies contemporary design and functionality. Built in 2023, the property offers high visibility, dedicated parking, and a strategically efficient floor plan for optimal space utilization. Boasting modern amenities and building systems, this versatile space caters to the evolving needs of a dynamic business environment. With a focus on convenience and accessibility, this property presents a compelling prospect for office users interested in owning their own space.

LOCATION DESCRIPTION

Located in the vibrant town of Munster, the area surrounding the property offers an ideal mix of convenience and quality of life. Just moments away, residents and employees can enjoy local favorites like Centennial Park, offering beautiful outdoor spaces and recreational activities. Munster's thriving business community includes a variety of dining options, shops, and cultural attractions, providing a perfect blend of work and leisure. With easy access to major highways and nearby cities, the location presents a prime opportunity for businesses seeking a well-connected and dynamic environment.



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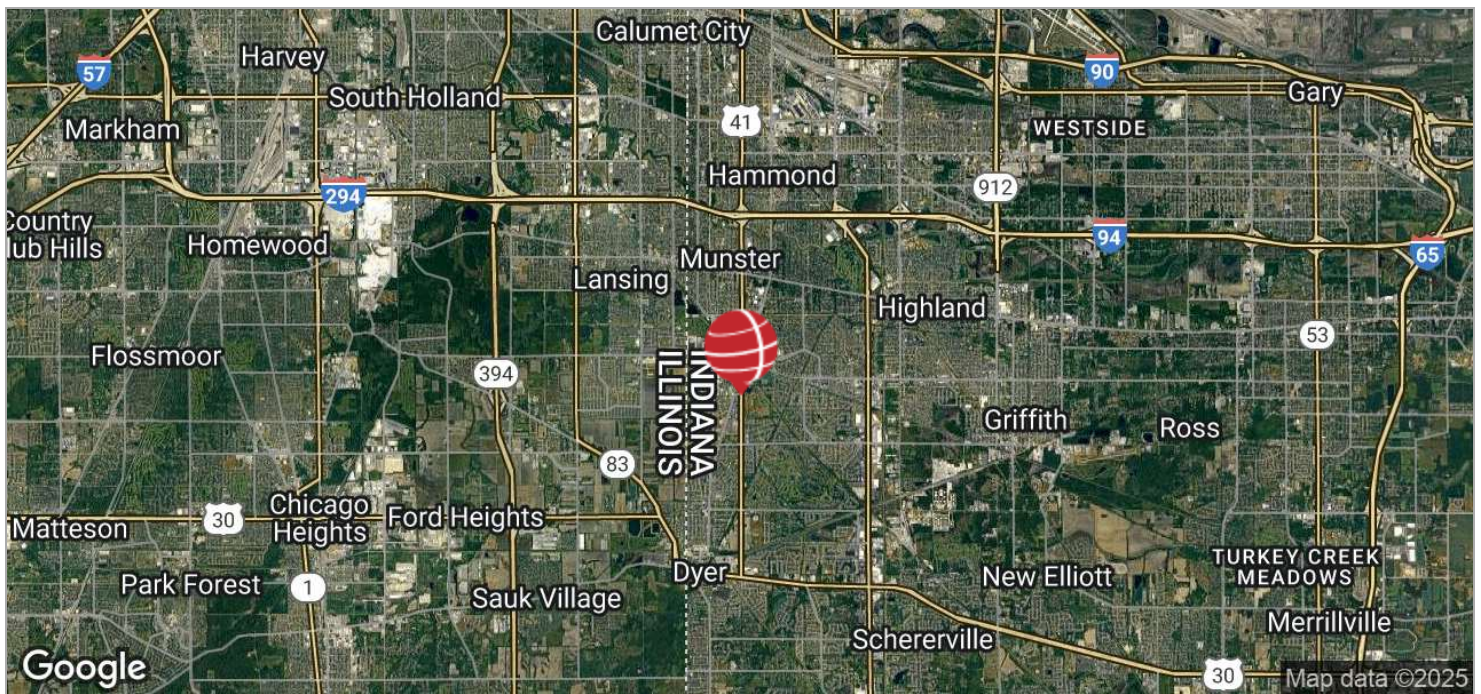
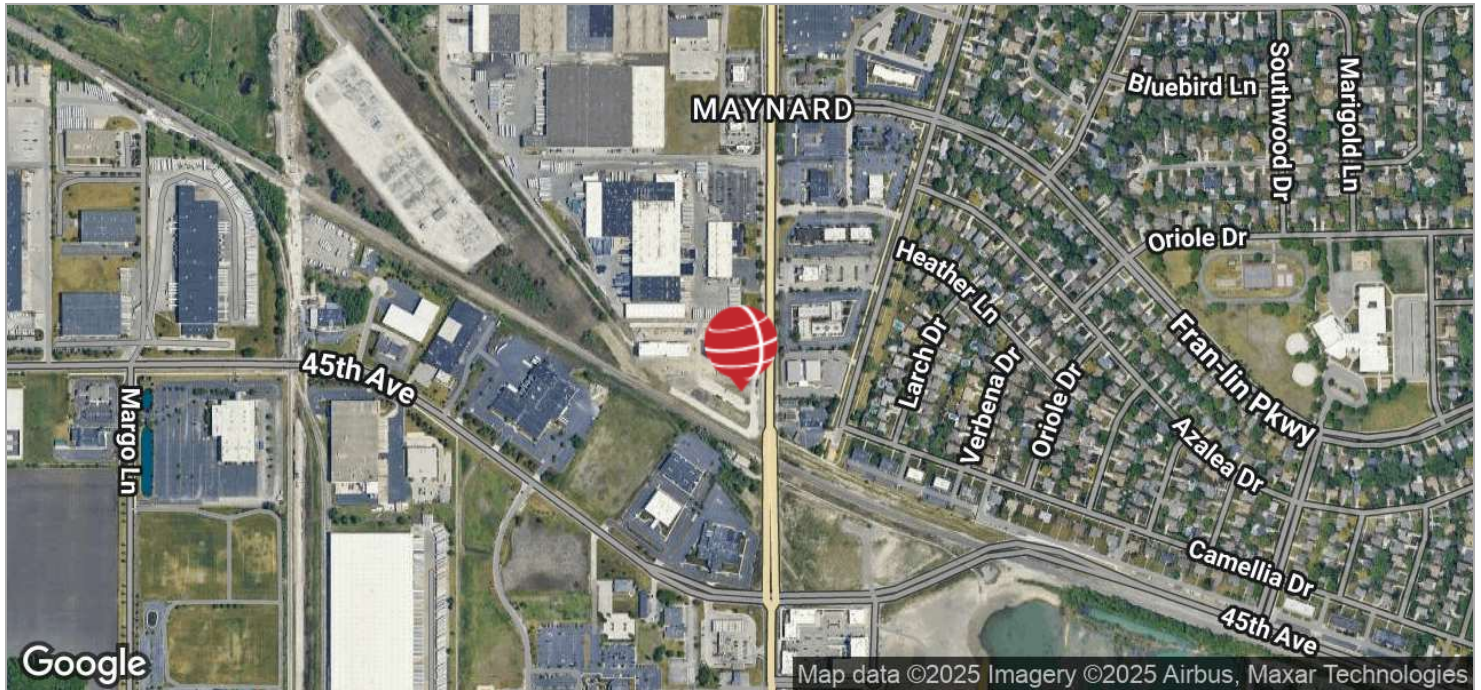
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	654	1,813	8,183
Average Age	45	44	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	249	681	3,113
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$135,349	\$134,922	\$127,302
Average House Value	\$413,229	\$417,529	\$392,344

Demographics data derived from AlphaMap

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