

# WAREHOUSE WITH SHOWROOM

217 W SR 930, NEW HAVEN, IN 46774

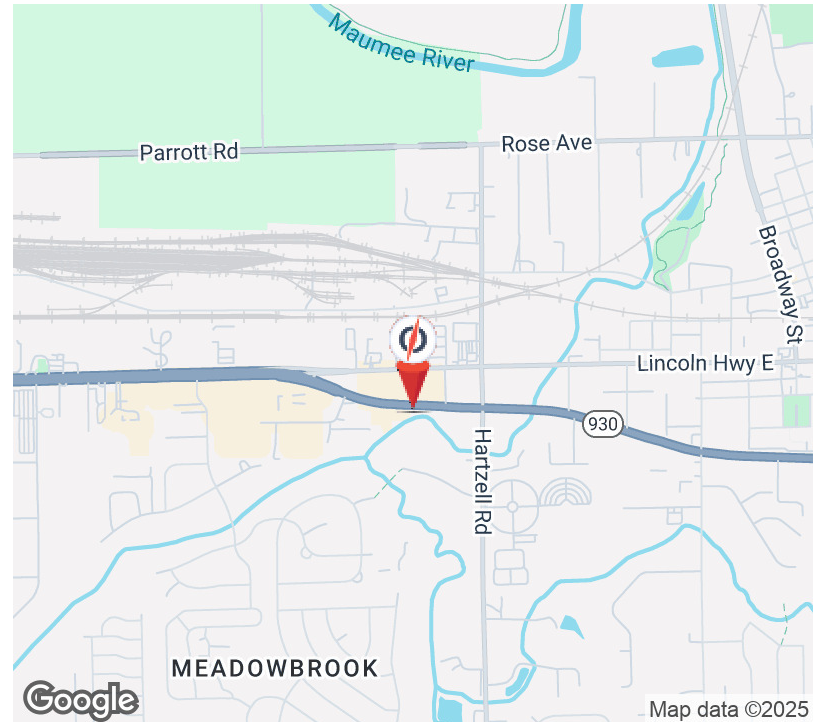
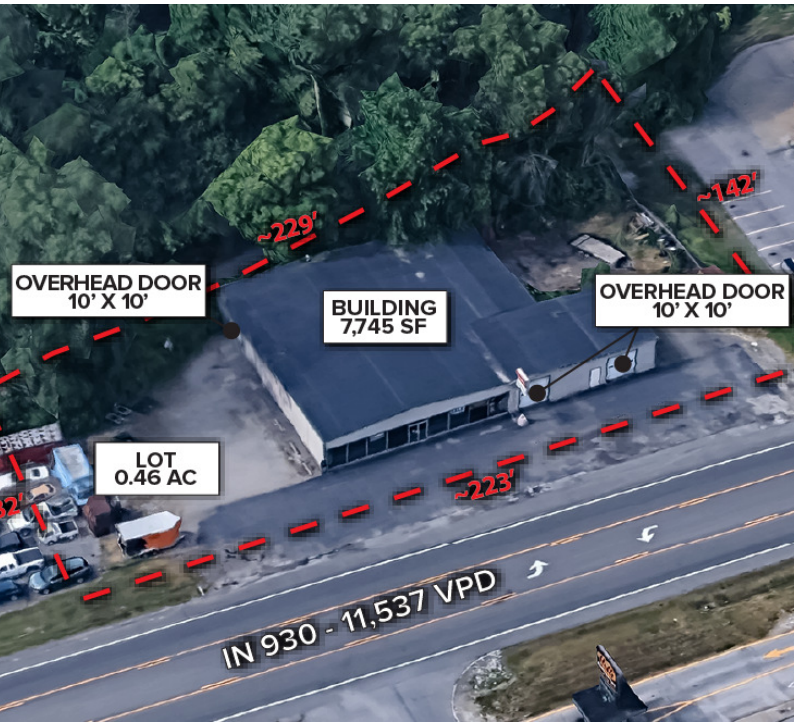


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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$499,000</b>
Building Size:	7,745 SF
Lot Size:	0.46 Acres
Price / SF:	\$64.43
Year Built:	1962
Renovated:	1980
Zoning:	C-3 (Commercial)
Market:	New Haven

### PROPERTY OVERVIEW

Presenting an exceptional 7,745 SF industrial/office showroom property, built in 1962 and thoughtfully renovated in 1980. Strategically situated in the bustling New Haven area the property is C-3 (Commercial) zoned, offers excellent visibility along US 930, and caters to a diverse range of tenants. With a showroom and multiple shop bays, this versatile space can accommodate various user needs, while recent roof upgrades ensure long-term reliability. Surrounded by a robust mix of retail and light industrial industries, this property promises an ideal foundation for maximizing investment returns.

### PROPERTY HIGHLIGHTS

- Excellent visibility and traffic along US 930
- Showroom and multiple shop bays providing flexibility to meet a variety of user needs
- Recent upgrades to roof
- Strong surrounding retail and light industrial industries
- Property can be easily divided to house multiple users

**JAMES JAMICICH**

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## PROPERTY PHOTOS



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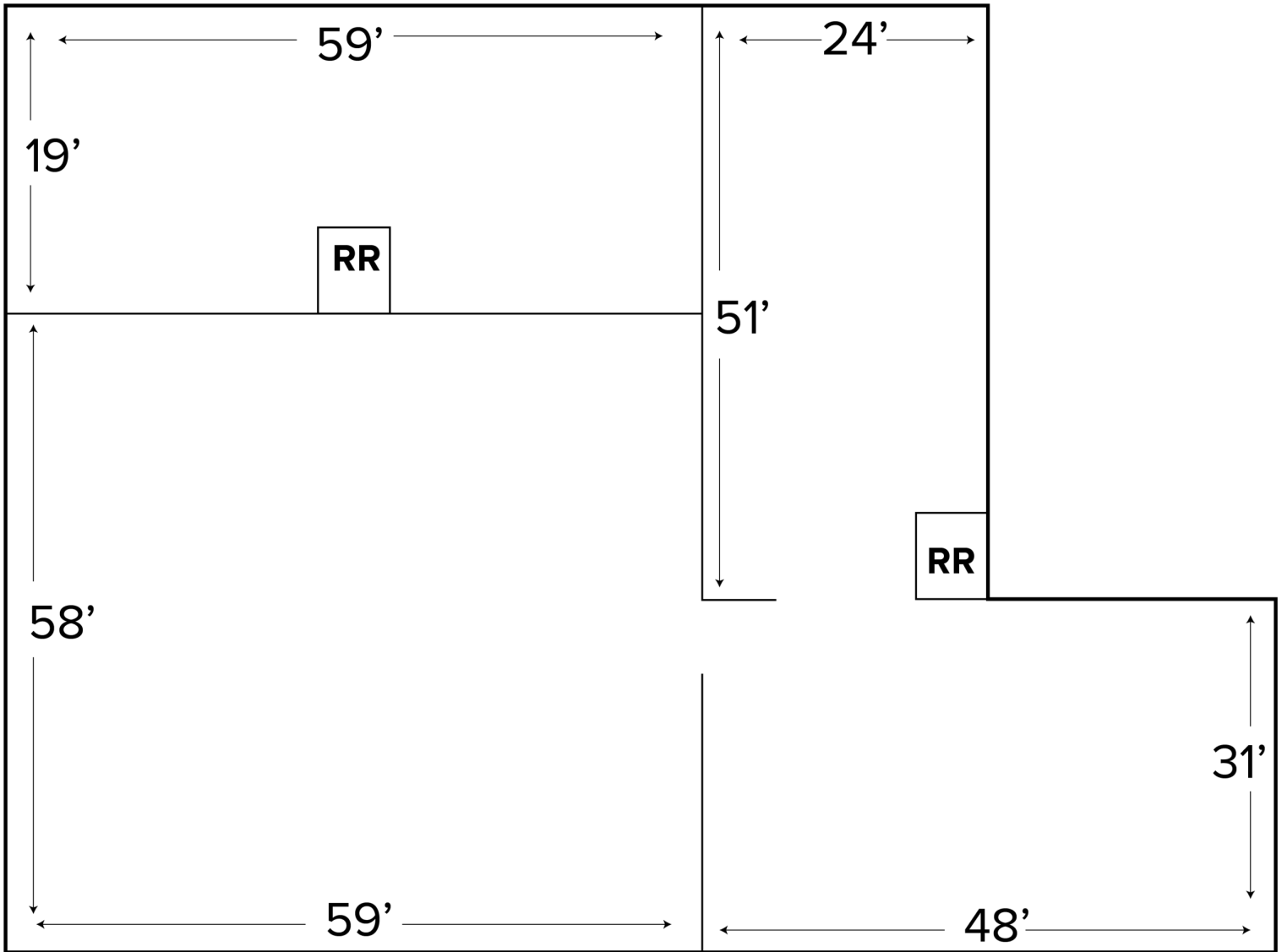
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## BUILDING PLAN



# WAREHOUSE WITH SHOWROOM

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## PROPERTY DETAILS



### PROPERTY INFORMATION

<b>Sale Price</b>	<b>\$499,000</b>
Price / SF	\$64.43
Property Type	Industrial, Showroom
Street Address	217 W SR 930 New Haven, IN 46774
County/Township	Allen/Adams
Market	New Haven
Side of Street	South
Zoning	C-3 (Commercial)
APN #	02-13-11-327-004.000-041
Lot Depth	~223' ~140'

### BUILDING INFORMATION

<b>Building Size</b>	<b>7,745 SF</b>
Lot Size	0.46 Acres
Year Built	1962
Year Renovated	1980
Construction	Metal Frame, Metal Siding
Ceiling Height	11'-12'
Overhead Doors	(3) 10'x10'
Heating	(5) Drop Down Heaters
Power	1-Phase, 220 Volt
Trailer Parking	Yes
Roof	Flat, replaced 8 years ago

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