



OFFICE BUILDING FOR SALE

1800 South Street, Lafayette, IN









TURN-KEY OFFICE PROPERTY

This well-maintained office building offers flexible layout options, multiple private suites, and excellent visibility at the corner of 18th St & South St. With strong traffic counts, paved parking, and move-in ready spaces, it's ideal for professional, medical, or service-based users.

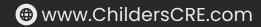
MULTI-SUITE OFFICE

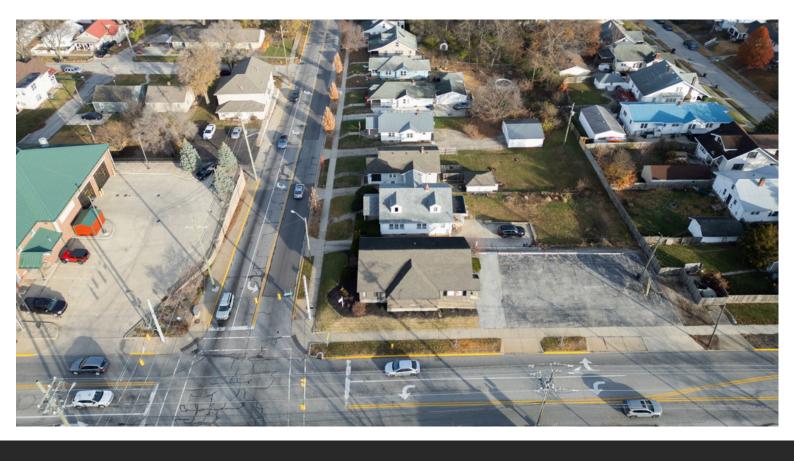
1,590 SF | Corner Lot | 2-3 Unit Flexibility

SHANE CHILDERS | COMMERCIAL BROKER









KEY HIGHLIGHTS:

- TURNKEY LAYOUT MULTIPLE PRIVATE OFFICES, RECEPTION, RESTROOMS, AND FULL BASEMENT FOR STORAGE
- PRIME CORNER LOCATION HIGH VISIBILITY AT 18TH & SOUTH ST WITH STEADY DAILY TRAFFIC OF 13,500 VPD
- FLEXIBLE CONFIGURATION CURRENTLY 2 UNITS; EASILY CONVERTIBLE BACK TO 3
- AMPLE PARKING PAVED LOT WITH 10 DEDICATED SPACES FOR CLIENTS
- EXTRA STORAGE FULL UNFINISHED BASEMENT + LARGE WALK-UP ATTIC

