



RETAIL BUSINESS FOR SALE

200 N. MONROE ST. | WILLIAMSPORT, IN



COLDWELL BANKER COMMERCIAL

SHOOK



BUILDING
5,919 SF

LOT
.14 AC

DRONE LINK

PARKING
12 SPACES

PRICE
\$350,000

DESCRIPTION

This wonderful flex space building is at the corner of SR 28 and N. Monroe St., making for a prime retail location in the emerging historic downtown of Williamsport, IN. A rare opportunity to own a building with great visibility. The Blue Elephant has been at this location since 1996.

https://fb.watch/obPo_5VG3/?mibextid=Nif5oz

RENOVATIONS AND RECENT IMPORVEMENTS

2,400 square feet of retail space presently stands on the first floor, with an additional 1,118 square feet of warehouse space. Some recent improvements include a 9-foot garage door, 200-amp electrical panel, new metal roof in 2007 on the retail portion of the building, and new architectural shingles in 2016 on the warehouse portion of the building. In 2017 windows were replaced on the front and south side of the building, and a new gas furnace was added in 2019.

The second floor is 2,400 square feet. It is working as a 3-bedroom 2-bathroom apartment, which can be subdivided into more units.



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