

WHITE'S AUTO SALES

1105-1113 N McKinley Ave, Rensselaer, IN 47978



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McColly Bennett Commercial Advantage

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PROPERTY INFORMATION

PURCHASE PRICE
\$635,000.00

PROPERTY ADDRESS
1105-1113 N McKinley Ave
Rensselaer, IN 47978

PROPERTY SIZE
2,925 Sq. Ft.

LAND SIZE
0.79 Acres

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Discover an investment opportunity at 1105-1113 N McKinley Ave, Rensselaer, IN. Well established, Ed White's Auto Sales, a versatile asset in a strategic location. In a rapidly developing area, this property and it's business assets offer significant potential for commercial use. Located on US 231 for excellent visibility, attracting diverse business ventures.

*View the 3D Digital Twin: <https://my.matterport.com/show/>

*Extensive Commercial Possibilities

*Turnkey Used Car Sales and Service

*US Hwy 231 frontage

*Designed for best use of space

*12' Clear Height

*1 10'x12' DID and 1 10'x10' DID

*Attractive Architecture

*Lighted Monument Sign

*Expansive Lighted parking

*Additional Lighted 0.52 AC available



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PROPERTY DETAILS

Rensselaer: A City on the Rise, Seeking Growth and Self-Improvement

Rensselaer, a city known for its rich history and vibrant community, is currently on a journey of growth and self-improvement. This dynamic city is not just looking to expand its boundaries but also to enhance the quality of life for its residents. The city's administration is actively seeking commercial and retail neighbors that they believe would have a positive influence on the community.

Rensselaer's vision for growth is not just about increasing its population or expanding its physical boundaries. It's about creating a sustainable, vibrant, and inclusive community that offers opportunities for everyone. The city is committed to fostering an environment where businesses can thrive, and residents can enjoy a high quality of life.

The city's administration understands that attracting the right kind of commercial and retail neighbors is crucial to achieving this vision. They are looking for businesses that share their commitment to sustainability, inclusivity, and community development. They believe that these businesses can contribute significantly to the city's economic growth and social fabric.

Rensselaer is not just offering a location for businesses to set up shop. It's offering an opportunity to be part of a growing community that values collaboration, innovation, and mutual growth. The city's administration is committed to supporting these businesses through various incentives and support programs.

The city's strategic location, robust infrastructure, and supportive administration make it an attractive destination for businesses. But what sets Rensselaer apart is its commitment to community development. The city believes that businesses are not just economic entities but also social entities that can contribute significantly to the community's wellbeing.

Rensselaer is not just seeking commercial and retail neighbors; it's seeking partners in its journey towards growth and self-improvement. It's seeking businesses that are willing to invest in the community and contribute to its development.

The city's administration is confident that with the right commercial and retail neighbors, Rensselaer can achieve its vision of becoming a sustainable, vibrant, and inclusive community. They are excited about the opportunities that this growth will bring for the city and its residents.

In conclusion, Rensselaer is a city on the rise. It's a city that is not just aiming for growth but also for self-improvement. It's a city that understands the importance of attracting the right kind of commercial and retail neighbors. And it's a city that is ready to support these businesses in their journey towards success.

So, if you are a business looking for a location that offers growth, support, and community, Rensselaer is the place for you. Come and be part of this exciting journey of growth and self-improvement.



PROPERTY PHOTOS



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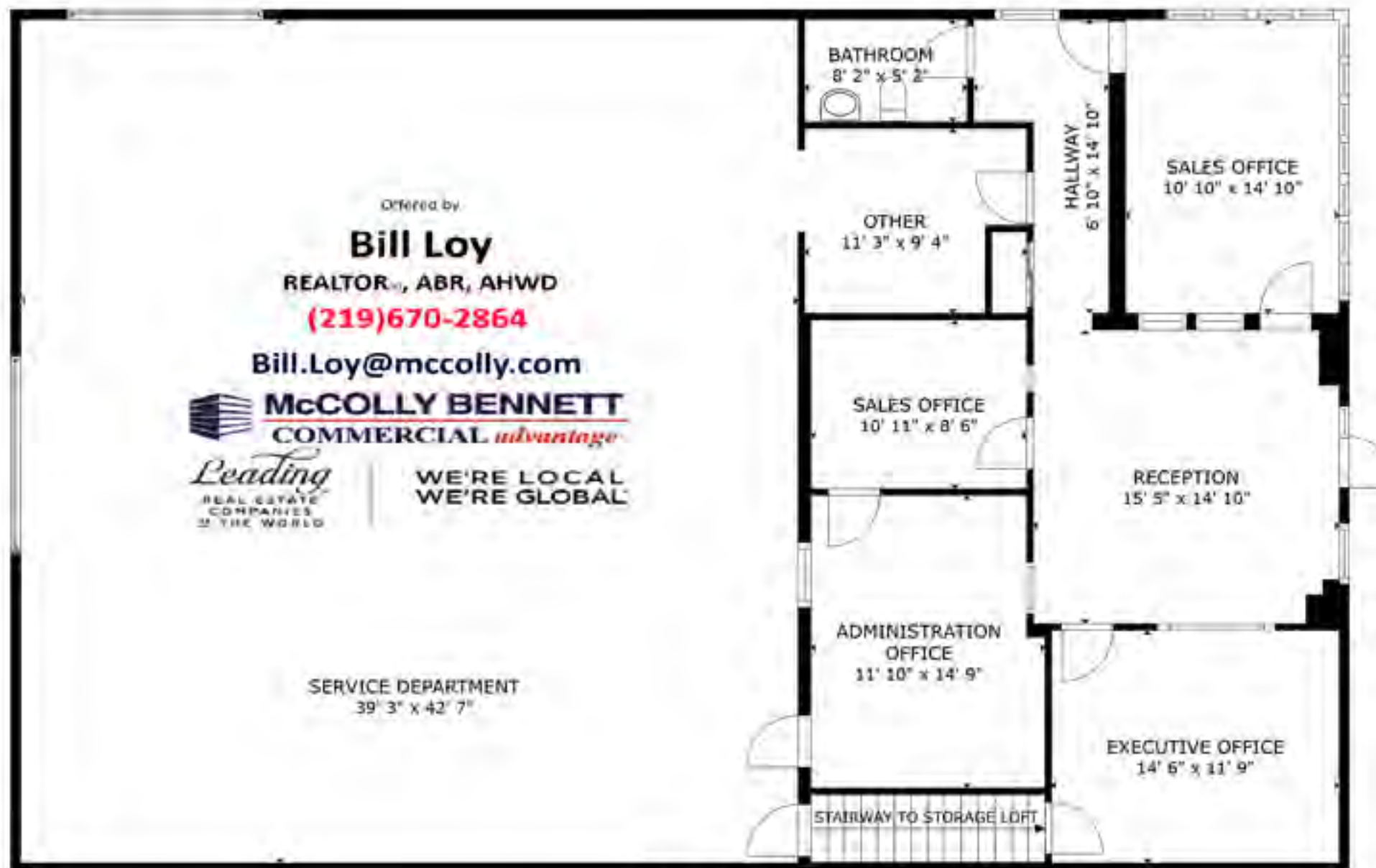
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FLOOR PLAN

1105-1113 N McKinley, Rensselaer, IN 47978

FLOOR PLAN 2,946 sq.ft.
 TOTAL : 2,945 sq.ft.














SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Overview



Legend

-  Parcels
- Highways**
 -  INTERSTATE 65
 -  Jasper/Pulaski
 -  STATE ROAD 10
 -  STATE ROAD 110
 -  STATE ROAD 114
 -  STATE ROAD 14
 -  STATE ROAD 16
 -  STATE ROAD 49
 -  U.S. HIGHWAY 231
 -  U.S. HIGHWAY 24
 -  <all other values>
-  Township Boundaries

Parcel ID 0180209600
Sec/Twp/Rng 19-T29N-R06W
Property Address 1105 N MCKINLEY AVE
 RENSSELAER

Alternate ID 37-07-19-006-001.154-027
Class 454 COM AUTO SALES & SERVICE-454
Acreage 0.4650

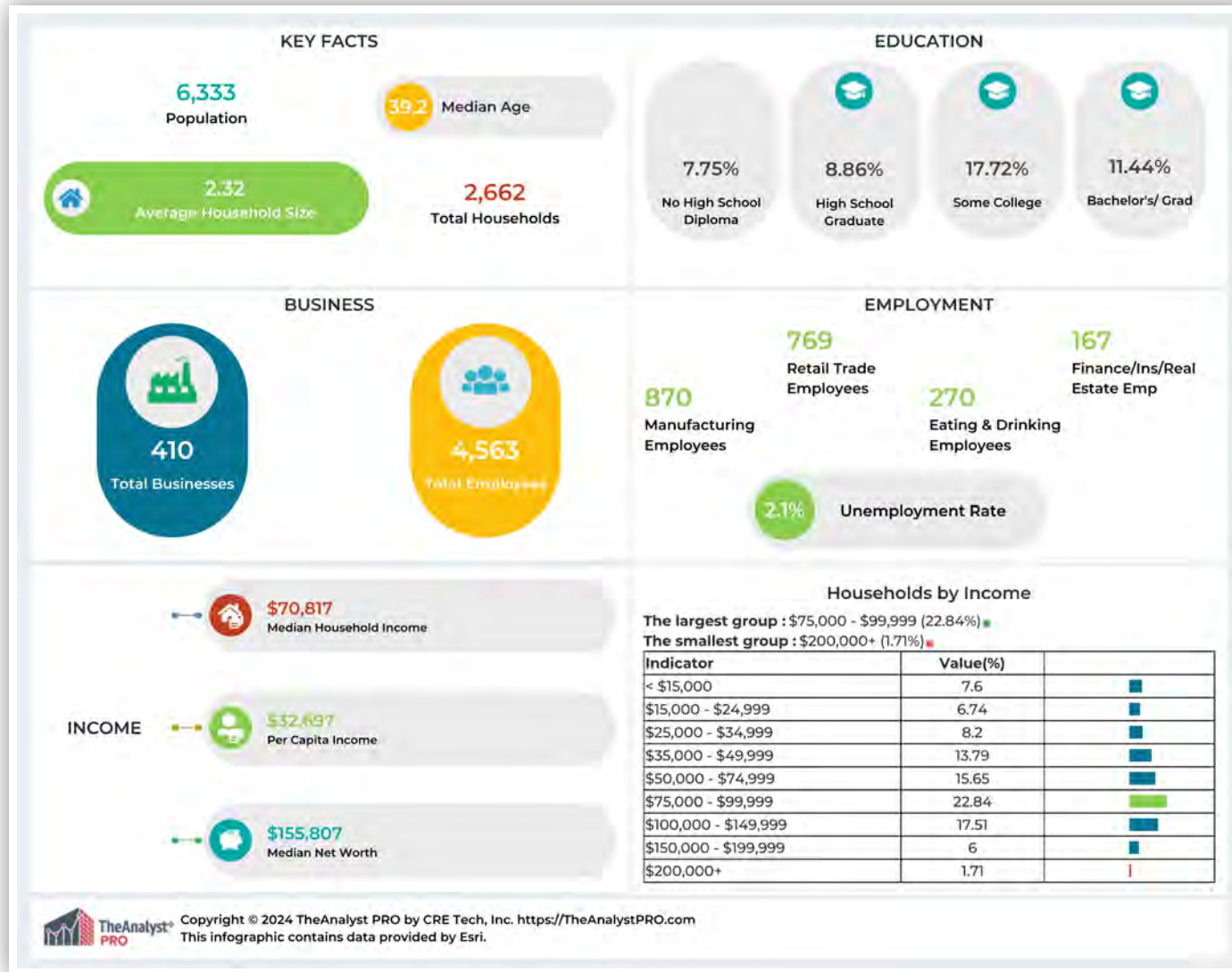
Owner Address WHITE, MARIE J
 110 E THOMPSON ST
 RENSSELAER, IN 47978

District RENSSELAER CORP.
Brief Tax Description WESTONS 2ND ADD S1/2 LOT 7 BLK 6; ALL LOT 10 BLK 6; PT W 1/2 VAC ALLEY BLK 6
 (Note: Not to be used on legal documents)

Date created: 5/15/2025

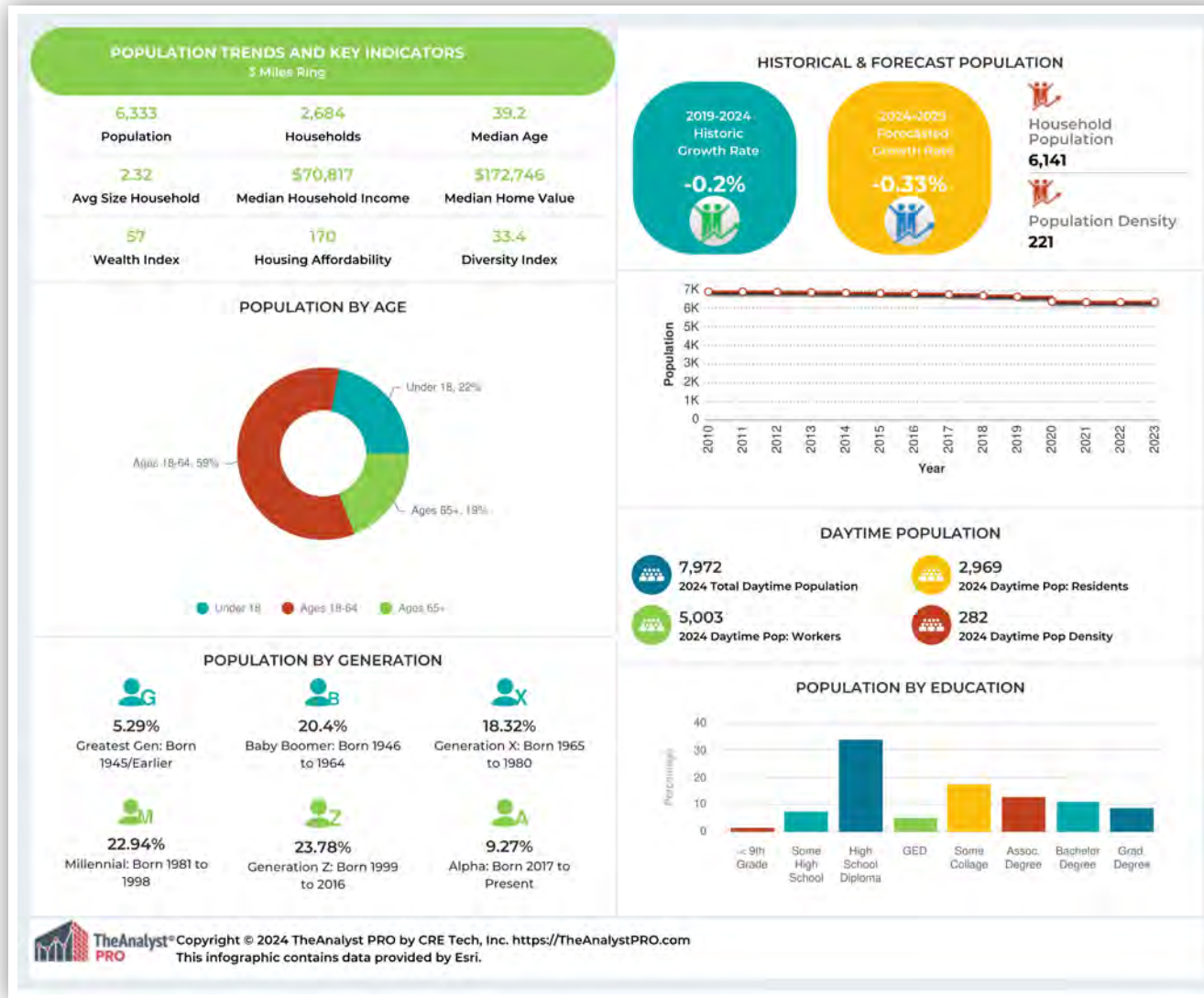
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



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AERIAL ANNOTATION MAP



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