

OFFICE/RETAIL FOR SALE OR LEASE



366 MAIN STREET | ROSSVILLE, IN 46065



Lease Rate

\$7.45/SF/YR NNN

Additional Lease Information: Property offered in As-is Condition. Tenant is responsible for taxes, insurance, and building and property maintenance.

Zoned

B-3 Roadside Business

Lot Size

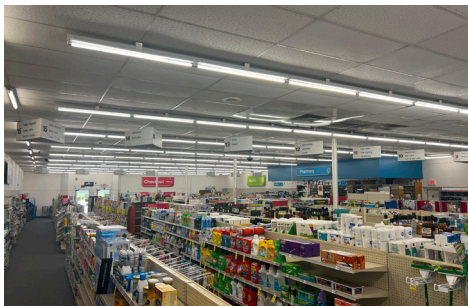
7,476 SF/ .52 AC

Sale Price

\$435,000

PROPERTY DESCRIPTION

Flexibility, Visibility, and Accessibility! Zoned B-3 (Roadside Business), this 7,500 square foot commercial building sits on .52 acres and features a flexible layout, 2 restrooms, and 18 on-site parking spaces. The Daily Traffic Count is 6,875 vehicles (2023). Commercial uses include: Retail, Office, Restaurant, Medical, or Salon/Fitness Studio. Don't miss this unique opportunity to establish your business in a prime location within a thriving small town community just East of Lafayette, IN.



JOSH DENO

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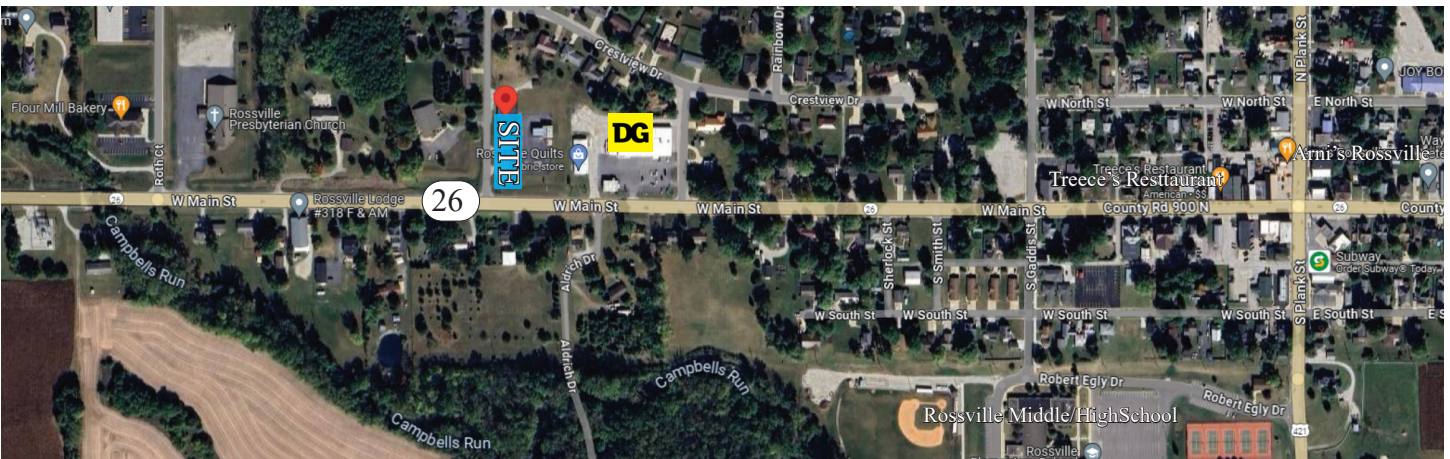


LOCATION DESCRIPTION

Located just 11 miles from I-65 on State Route 26 on the West side of Rossville, IN. This commercial building boasts a prime location on SR 26, a thoroughfare that sees a steady stream of both local and out-of-town traffic. Rossville is known for its small town setting friendly residents, and vibrant atmosphere, making it an attractive destination for businesses and customers.

HIGHLIGHTS

- .52 acres
- High Visibility
- Accessibility
- Flexible Layout



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