



# Commercial Lease Agent Full Detail

[Schedule a Showing](#)

Listings as 07/26/2024

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<b>Property Type</b> COMMERCIAL FOR LEASE	<b>Status</b> Active	<b>CDOM</b> 3	<b>DOM</b> 3
<b>MLS #</b> 202427620	655 County Road 17	10 Elkhart	IN 46516
<b>Status</b> Active	<b>LP</b> \$0	/ Year	
	<b>Area</b> Elkhart County	<b>Parcel ID</b> 20-06-01-477-019.000-01	
	<b>Cross Street</b> Middlebury	<b>Age</b> 20	<b>Type</b> Retail
	<b>Location</b> City, Suburb	<b>REO</b>	<b>Short Sale</b>
	<b>Legal Description</b> PT E1/2 E1/2 S1/2 SE 1/4 SEC 1 6.04 AC		
	<b>Directions</b> Located in the Amberwood Terrace Shopping Center Ingress/Egress from Southbound CR 17 turn lane - Or - Curb cut		
	<b>Inside City Limits</b>	<b>City Zoning</b> Elkha County Zoning	<b>Zoning Description</b> Planned Unit Development

**Remarks** Prime Retail Space located in Amberwood Terrace Shopping on Elkhart's east side. The premises consists of 4,265 +/- SF and is the final space available! Large windows and hardwood floors greet your customers in the main entry. The balance of the space is principally open retail sales floor. Three (3) private offices and two (2) restrooms are also part of the improved space. Features Include: Tremendous Facade and Pylon Signage, Site-Lines, Abundant Parking & Great Co-Tenancy. Excellent Location on busy CR 17 with easy access to I-80/90 Toll Road as well as the US 20 By-Pass to the south. Average Daily Traffic Counts 25,805 ADT Amberwood Terrace is an attractive, modern suburban shopping center and is professionally owned & managed. Attractive Economics! B-3 Commercial Zoning supports multiple business types

**Agent Remarks** A three (3) to five (5) year Lease Term is being sought by the Landlord. Attractive Rent Schedule: (Negotiable) Year 1 \$10.00/SF NNN Year 2. \$10.25/SF NNN Year 3. \$10.50/SF NNN Year 4. \$10.75/SF NNN & Year 5. \$11.00/SF NNN. The demised premises are individually metered for Electricity, Nat Gas & Water/Sewer. The Tenant shall place these accounts in their name & pay utility expenses. Year 1. CAM is budgeted at \$3.60/SF and will be reconciled on an annual

<b>Sec</b>	<b>Lot</b>	<b>Township</b>	Concord	<b>Lot Ac/SF/Dim</b>	6.0400 /263,102 / 440x600	<b>Src</b>	N
<b>Year Built</b>	2004	<b>Age</b>	20	<b>New</b>	No	<b>Years Established</b>	
<b>Const Type</b>	Pre-Engineered Steel		<b>Total # Bldgs</b>	1		<b>Exterior</b>	Block,
<b>Bldg #1 Total Above Gd SqFt</b>	32,486		<b>Total Below Gd SqFt</b>	0		<b>Stories</b>	1.0
<b>Bldg #2 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>			<b>Story</b>	1
<b>Bldg #3 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>			<b>Story</b>	
<b>Location</b>			<b>Fire Protection</b>			<b>Fire Doors</b>	
<b>Bldg Height</b>			<b>Roof Material</b>	Flat, Rubber		<b>Int Height</b>	12
<b>Interior Walls</b>	Drywall		<b>Ceiling Height</b>	varies		<b>Column Spcg</b>	25'
<b>Flooring</b>	Carpet, Concrete, Wood		<b>Parking</b>	Lot, Off-Street, Paved, Private		<b>Water</b>	City, Public
<b>Road Access</b>	County		<b>Equipment</b>	No		<b>Sewer</b>	City, Public
<b>Currently Lsd</b>	No		<b>Enterprise Zone</b>	No		<b>Fuel / Heating</b>	Electric, Gas, Forced Air
<b>LEASE INCLUDES</b>	Building		<b>Cooling</b>			<b>Central Air</b>	
<b>INTERNAL ROOMS</b>	Office, Showroom, Storage, Other		<b>Burglar Alarm</b>			<b>No</b>	
<b>SPECIAL FEATURES</b>	Handicap Access, Office Space, Reception Area		<b>Channel Frtg</b>				
<b>PROPERTY USE</b>	Building Only-No Business		<b>Water Frtg</b>				

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		
Lease Price \$0	<b>Lease Term</b> 3 or More Years,	<b>Lease Term Remaining</b> 0
<b>Occupancy</b>	<b>Owner Name</b> Amberwood Investments, LLC	
<b>Financing: Existing</b>	<b>Proposed</b> For Lease	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$8,323.00 <b>Exemption</b>	<b>Year Taxes Payable</b> curre	<b>Assessed Value</b> \$
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> Upon Lease Execution	
<b>List Office</b> Coldwell Banker Real Estate Group - Office: 574-522-2822	<b>List Agent</b> Robert L Thatcher - Cell: 574-596-1576	
<b>Agent ID</b> RB14026300	<b>Agent E-mail</b> rthatcher@cbcregroup.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Contact the Listing Agent, Robert Thatcher (574) 596-1576		
<b>List Date</b> 7/23/2024 <b>Exp Date</b> 12/16/2024	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y <b>Contract Type</b>	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>Seller Concessions Offer Y/N</b> No	<b>Seller Concession Amount</b> \$	<b>Special Listing Cond.</b> None
<b>Virtual Tour</b>	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Leased Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	
<b>Presented by:</b> Robert L Thatcher - Cell: 574-596-1576	/	Coldwell Banker Real Estate Group - Office: 574-522-2822

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