

**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****HIGHLIGHTS:****Total Building Size:** 7,920 SF**Acreage:** 4.72 Acres (Divisible)**Zoning:** C2 — General Commercial**Located on Big Lake — Lakefront Property on Hwy 109****Former Grocery with Gas Business****For Sale:**  
Parcel 1 - \$875,000  
Parcel 2 - \$200,000  
Parcel 3 - \$100,000**Total Asking Price:** \$1,175,000 (Combined)**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net**1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net**



**BND**

**COMMERCIAL**

**COMMERCIAL / RESIDENTIAL  
FOR SALE**

**7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA**



**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net**



**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****1 - Commercial/ Retail Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	5418 S State Rd 109
City / County / State / Zip	Columbia City / Whitley / Indiana / 46725
Sale / Lease	Sale
Available Space	7,920 SF
Total Building Size	7,920 SF
Land Size	±1.45 Acres (Approximate)
Zoning	C2 - General Commercial
Frontage	375' (State Road 109)
Parking	Surface Parking
Traffic Count	3,297 AADT (2024)
Nearest Highway	5.3 Miles to US 33 7.2 Miles to US 30
Distance to Interstate	24 Miles to I-69
Former Use	Grocery Store with Gas Station

**Sale Information**

Sale Price	\$875,000
Terms	Cash at Closing

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One**  
**Fort Wayne, IN 46802**  
**(260) 407-0900 | www.bnd.net**



# BND

COMMERCIAL

COMMERCIAL / RESIDENTIAL  
FOR SALE

7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | [www.bnd.net](http://www.bnd.net)



**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****Building Information**

Construction Type	Wood Frame
Construction Year	1985
Number of Floors	One
Roof	Shingles
Foundation	Concrete
Electric	TBD
Restrooms	Three
Heating System	Gas Forced Air
Air Conditioning	Central
Sprinkler System	No
Signage	Yes
Handicap Access	Yes

**Utilities**

	Company
Gas	Propane
Electric	Columbia City Utilities
Water	Well
Sewer	Tri-Lakes Regional Sewer District

**2025 DEMOGRAPHICS**

	<b>3 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Population</b>	<b>2,964</b>	<b>7,536</b>	<b>37,353</b>
<b>Avg. H/H Income</b>	<b>\$118,073</b>	<b>\$117,556</b>	<b>\$101,846</b>

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One**  
**Fort Wayne, IN 46802**  
**(260) 407-0900 | www.bnd.net**



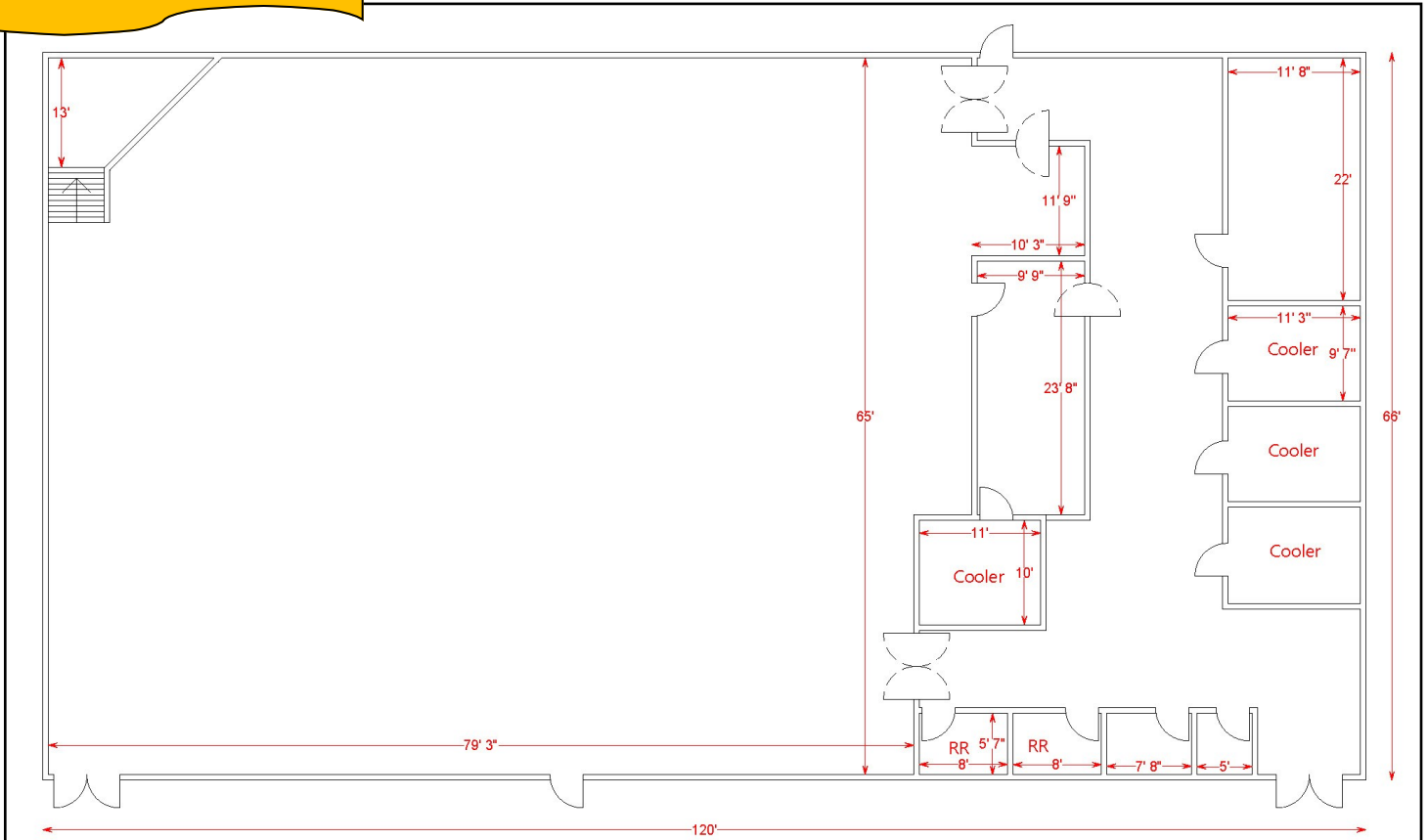
# BND

COMMERCIAL

COMMERCIAL / RESIDENTIAL  
FOR SALE

7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA

## Floor Plan



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One**  
**Fort Wayne, IN 46802**  
**(260) 407-0900 | www.bnd.net**



**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****2 - Residential Land Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	Exact Address TBD
City / State / Zip	Columbia City / Indiana / 46725
Sale / Lease	Sale
Land Size	± 1.0 Acres (± 127' x 316' x 139' x 377') (Approximate)
Zoning	C2 — General Commercial

**Sale Information**

Sale Price	\$200,000
Terms	Cash at Closing

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

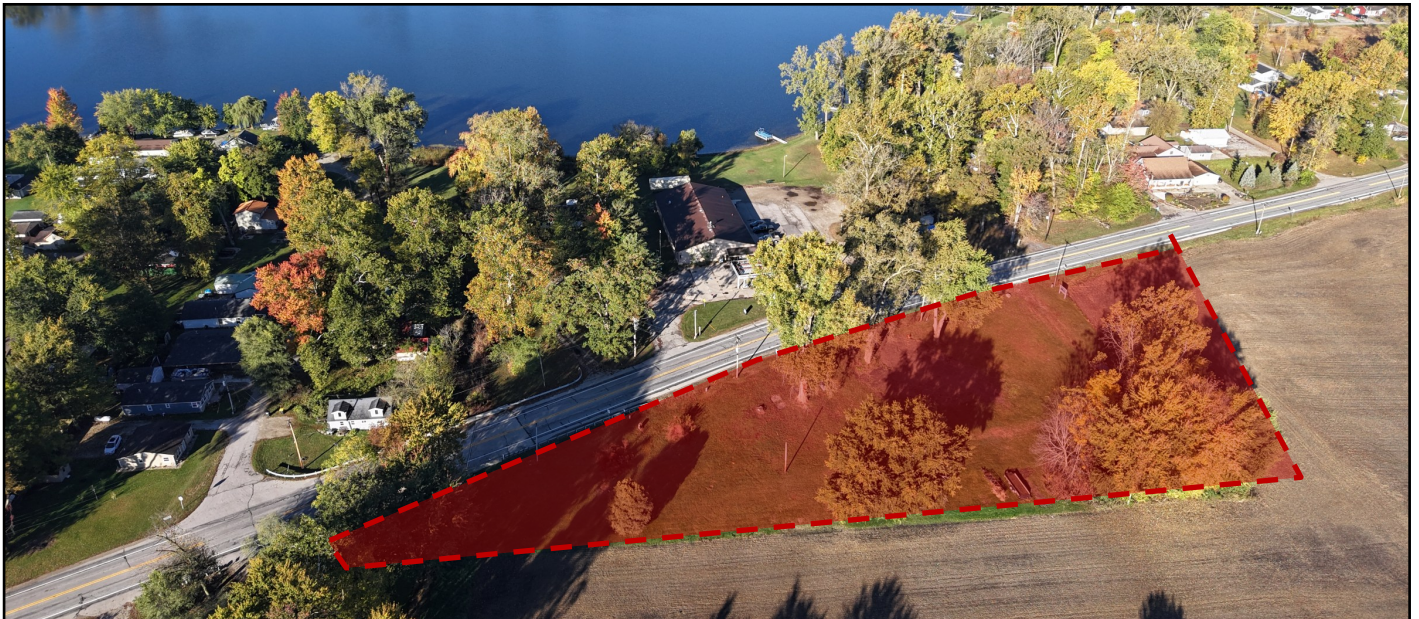
**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net**



**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****3 - Residential Land Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	Exact Address TBD
City / State / Zip	Columbia City / Indiana / 46725
Sale / Lease	Sale
Land Size	± 1.9 Acres (± 510' x 280' x 471' x 71') (Approximate)
Zoning	C2 - General Commercial

**Sale Information**

Sale Price	\$100,000
Terms	Cash at Closing

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

**O. Karl Behrens**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

**1021 S. Calhoun Street | Suite One**  
**Fort Wayne, IN 46802**  
**(260) 407-0900 | www.bnd.net**