

B N D

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)

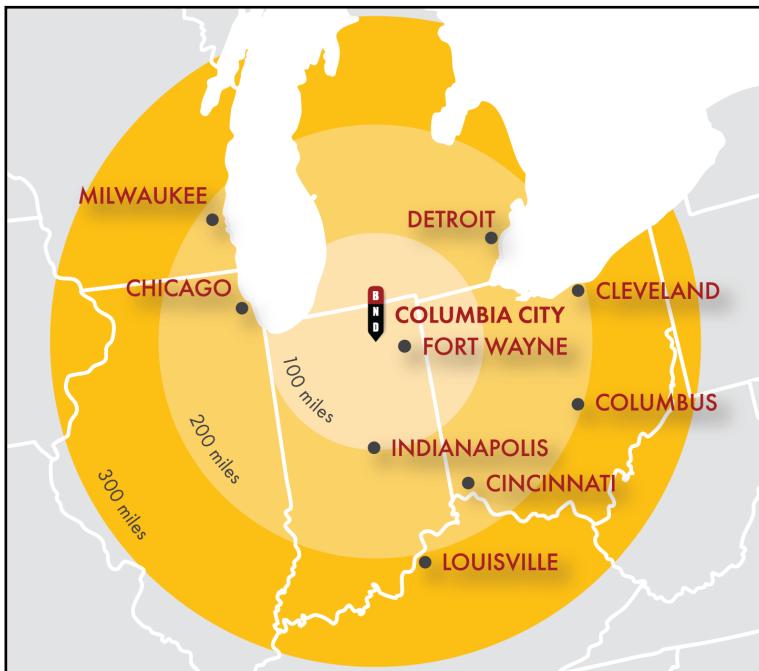
Zoning: C2 — General Commercial

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)



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Austin Hoskins
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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

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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

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

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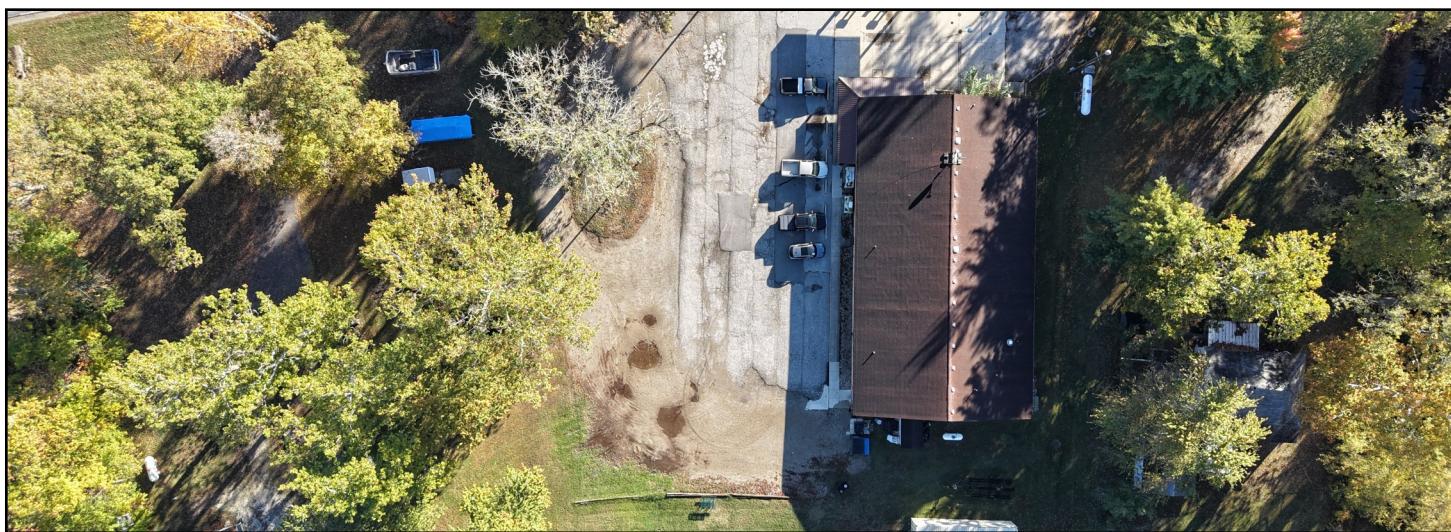
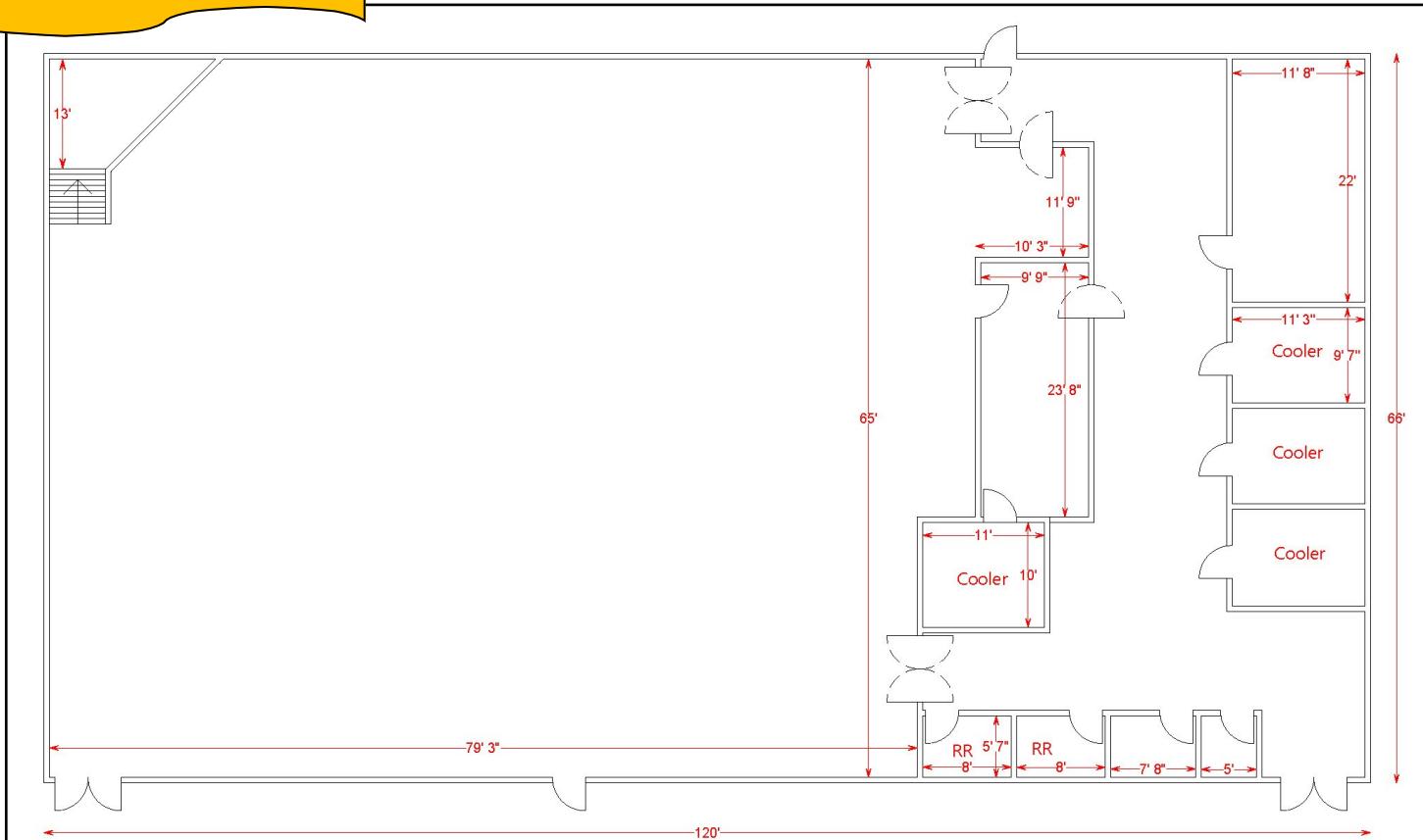
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Floor Plan



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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

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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

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