

BLUE ELEPHANT LLC - RETAIL BUSINESS FOR SALE

200 N Monroe Street, Williamsport, IN 47993



PROPERTY DESCRIPTION

Wonderful flex space building. Currently 2,400 square feet of retail space on the first floor with an additional 1,118 square feet of warehouse space, 9-foot garage door, 200-amp electrical panel, new metal roof in 2007 on the retail portion of the building with new architectural shingles in 2016 on the warehouse portion of the building. The second floor is 2,400 square feet and is currently a 3-bedroom 2-bathroom apartment which can be subdivided into more units. New gas furnace in 2019. In 2017 replaced windows on the front and South side of the building.

PROPERTY HIGHLIGHTS

- Rare opportunity to own a building in historic Williamsport with great visibility.
- Current business (Blue Elephant LLC) has been at this location since 1996.

OFFERING SUMMARY

Sale Price:	\$350,000 for Building, Business and Contents \$295,000 for Building Only
Lot Size:	0.14 Acres
Building Size:	5,919 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	780	993	2,142
Total Population	1,988	2,514	5,242
Average HH Income	\$91,318	\$89,648	\$82,551

DUSTIN ZUFALL

765.427.2047

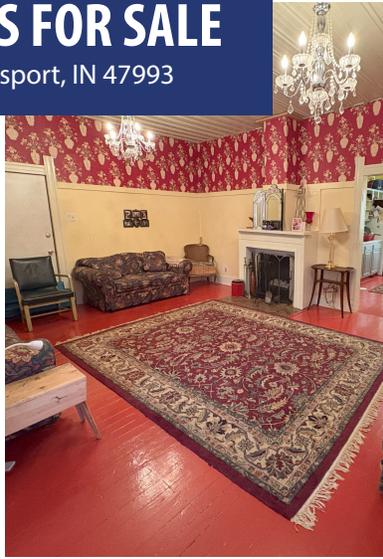
dzufall@shook.com

RETAIL PROPERTY FOR SALE

BLUE ELEPHANT LLC - RETAIL BUSINESS FOR SALE

200 N Monroe Street, Williamsport, IN 47993

SHOOK COMMERCIAL
REAL ESTATE



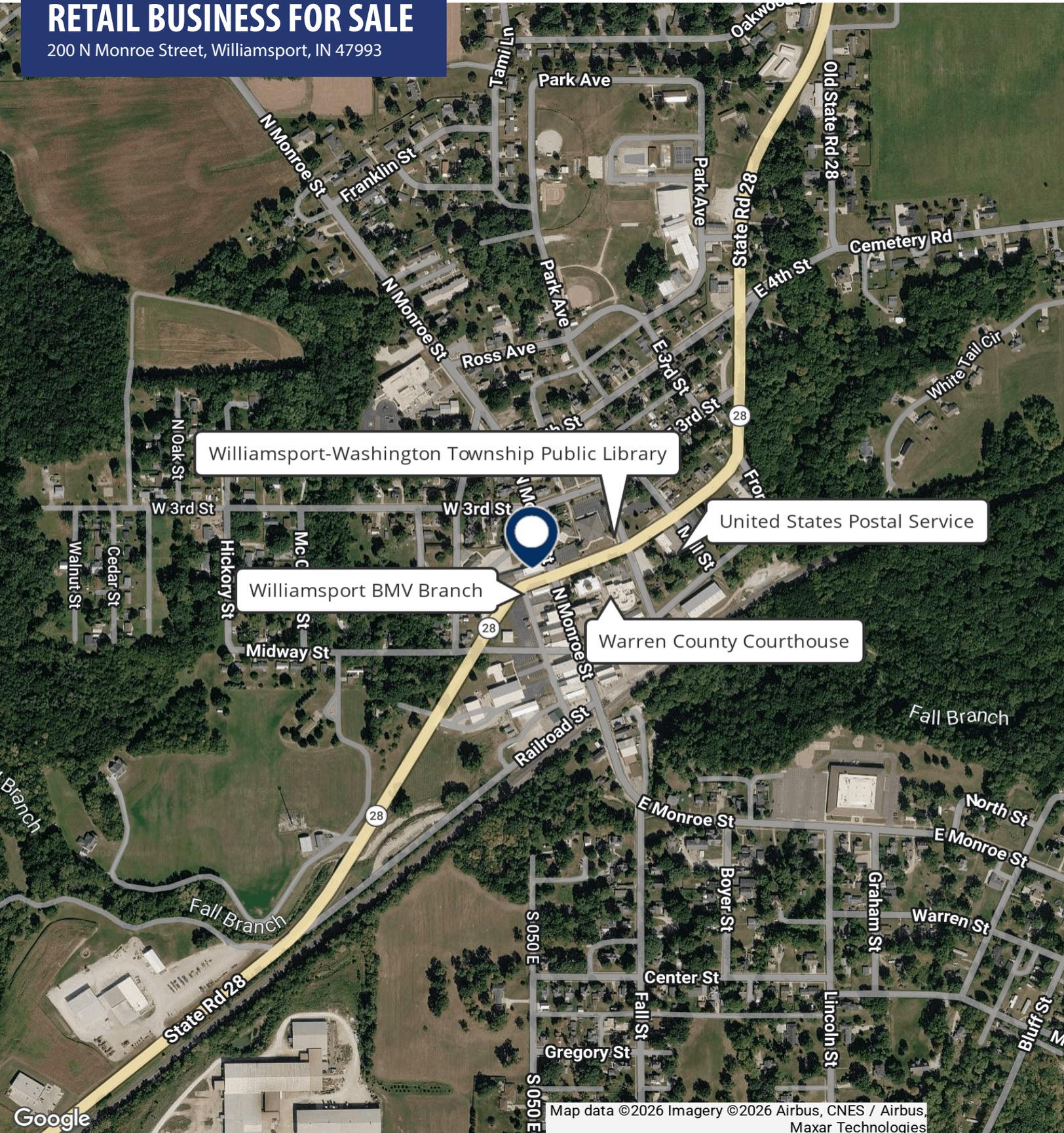
DUSTIN ZUFALL

765.427.2047

dzufall@shook.com

BLUE ELEPHANT LLC - RETAIL BUSINESS FOR SALE

200 N Monroe Street, Williamsport, IN 47993



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

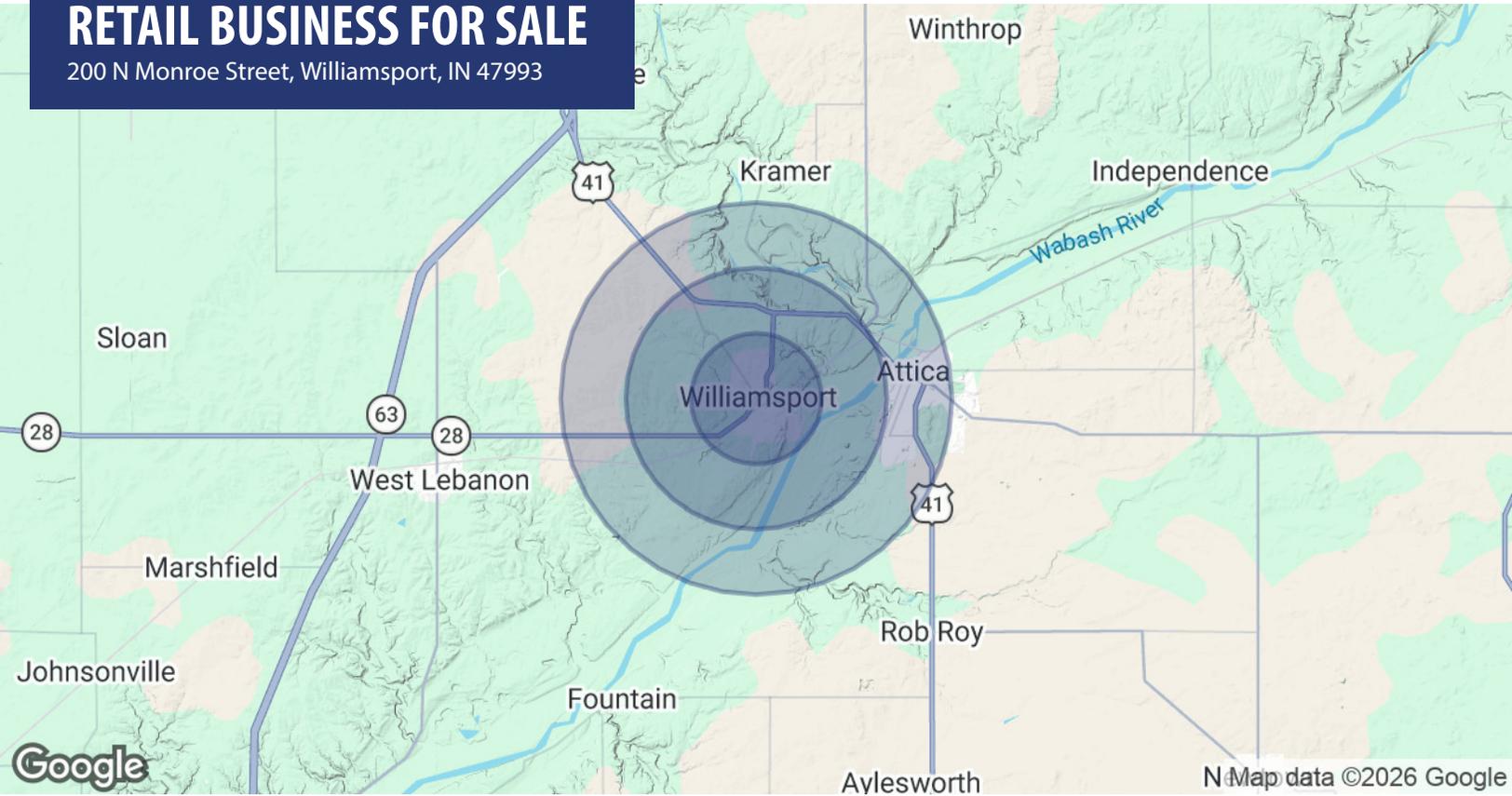
DUSTIN ZUFALL

765.427.2047

dzufall@shook.com

BLUE ELEPHANT LLC - RETAIL BUSINESS FOR SALE

200 N Monroe Street, Williamsport, IN 47993



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,988	2,514	5,242
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	780	993	2,142
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$91,318	\$89,648	\$82,551
Average House Value	\$155,702	\$156,142	\$151,026

Demographics data derived from AlphaMap

DUSTIN ZUFALL

765.427.2047

dzufall@shook.com