

# PRICE REDUCED!

*316 N MAIN ST, CHURUBUSCO, IN 46723*



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# THE CENTER CHURCH OF CHURUBUSCO

316 N Main St, Churubusco, IN 46723



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

The historic 3,228 SF property at 316 N Main St, Churubusco, IN, built in 1871 and renovated in 1975, offers a unique investment opportunity. Featuring an open concept design, it is fully customizable to accommodate a variety of uses, making it an ideal space for any investor. Situated along a busy thoroughfare, and 12 minutes North of Fort Wayne, the property boasts high visibility with 12,500 vehicles passing daily. The spacious 0.34-acre parking lot conveniently adjacent to the main building provides ample parking for visitors and includes ADA accessibility. Don't miss the chance to own this unique piece of history with endless potential.



## OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	0.57 Acres
Building Size:	3,228 SF

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## PROPERTY PHOTOS



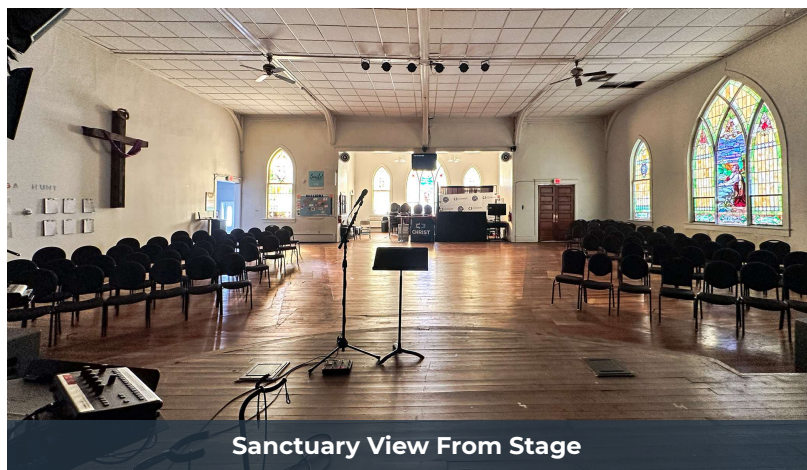
ADA Ramp to Exterior of Property



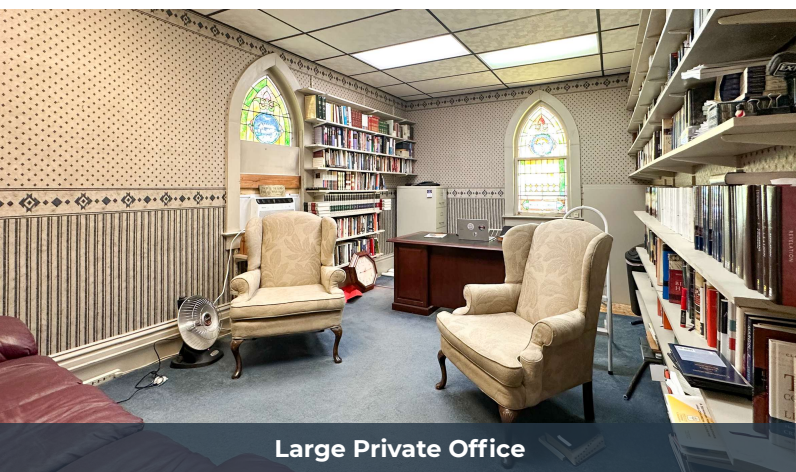
Large Parking Lot



Sanctuary View of Stage



Sanctuary View From Stage



Large Private Office



Library & Conference Room

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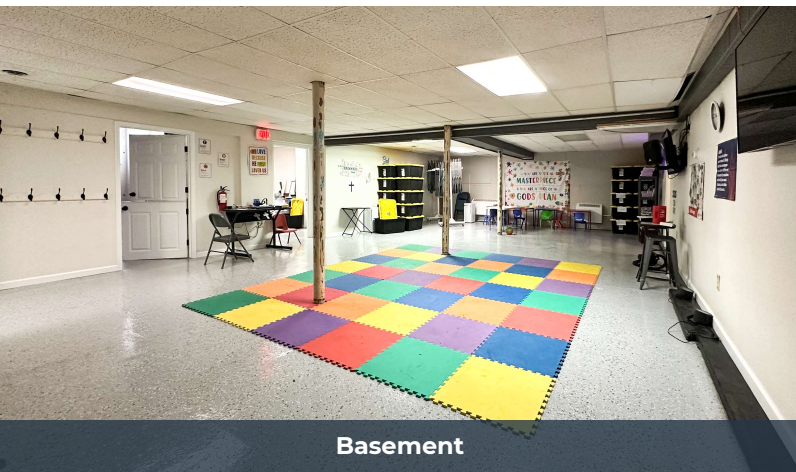


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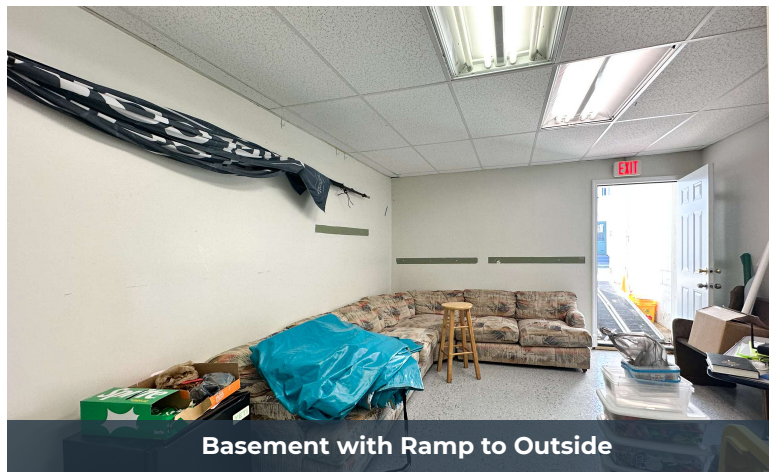
316 N Main St, Churubusco, IN 46723



## BASEMENT PHOTOS



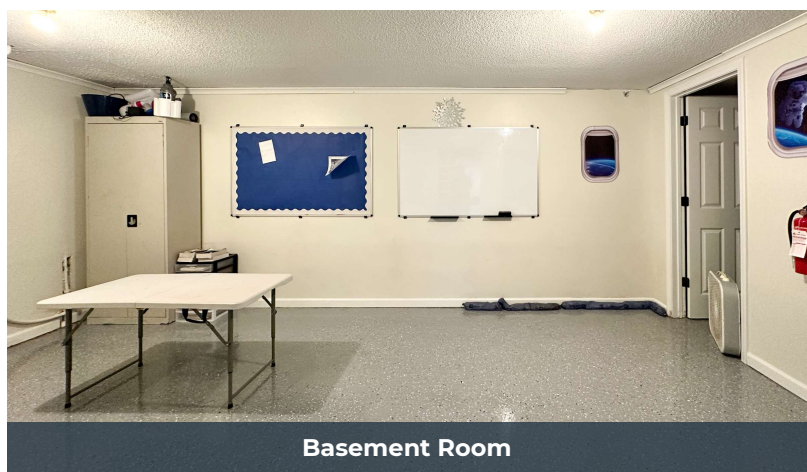
Basement



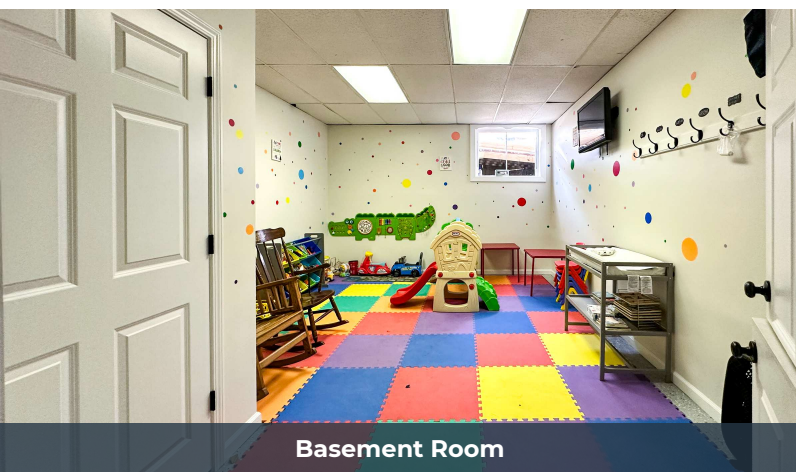
Basement with Ramp to Outside



Basement Storage Room



Basement Room



Basement Room



Basement Full Kitchen with Serving Window

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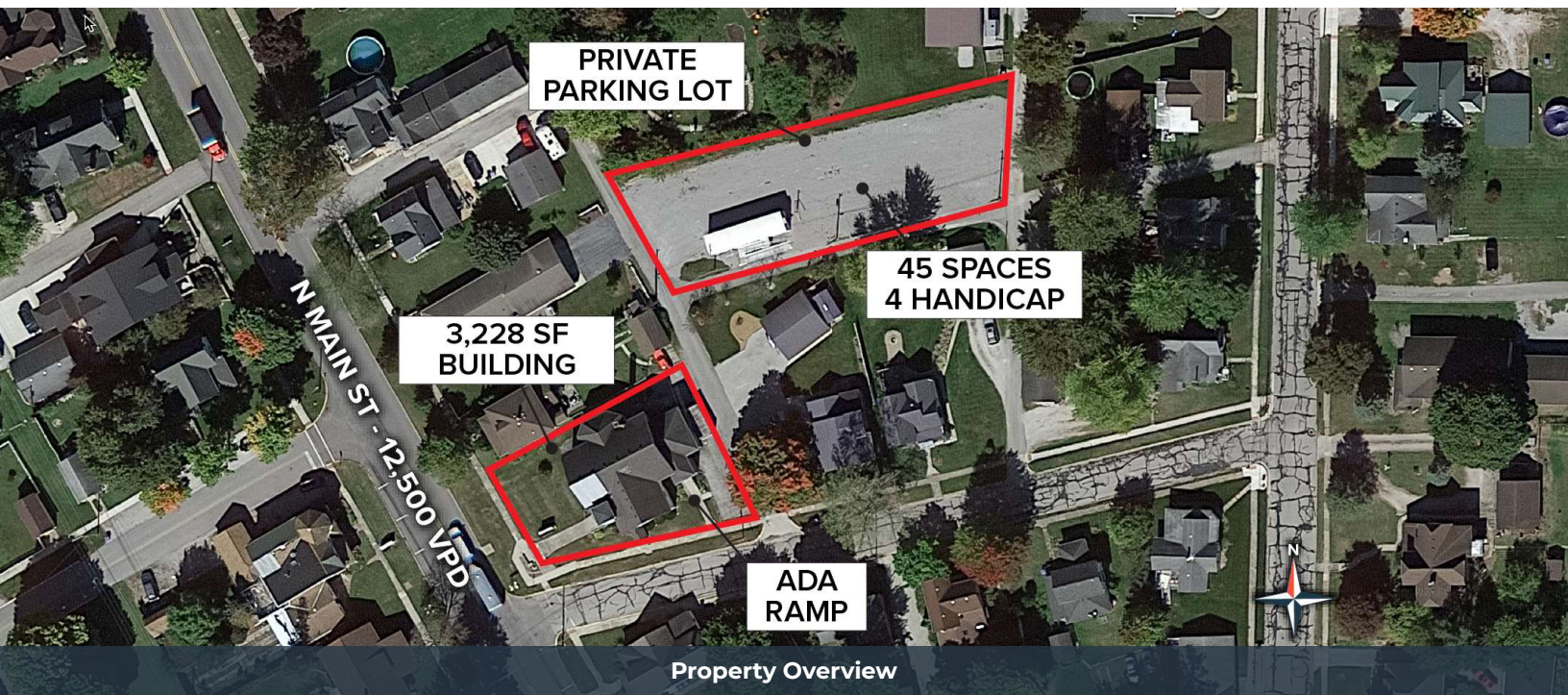


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## RETAILER MAP



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## PROPERTY DETAILS

**REDUCED PRICE**

**\$225,000**

### LOCATION INFORMATION

Building Name	The Center Church of Churubusco
Street Address	316 N Main St
City, State, Zip	Churubusco, IN 46723
County/Township	Whitley/Smith
Side Of Street	East
Nearest Highway	Highway 33 (N Main St)

### PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Church
Zoning	R-1 (Residential)
Lot Size	0.57 Acres
APN#	92-04-13-528-004.900-010 92-04-13-528-114.000-010
Lot Frontage	56'
Lot Depth	135'
Corner Property	Yes
Traffic Count	Main Street - 12,500 VPD

### BUILDING INFORMATION

Building Size	3,228 SF
Price / SF	\$69.70
Year Built	1871
Last Renovated	1975
Tenancy	Single
Number Of Floors	2
Construction Status	Existing
Roof	Asphalt
Free Standing	Yes
Number Of Buildings	1
Office Buildout	Single private office and library

### PARKING & TRANSPORTATION

Parking Type	Private Stone Lot
Number Of Spaces	45
Handicap	4 Designated Spaces

### UTILITIES & AMENITIES

Restrooms	2
Basement	Full Buildout

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