

FOR SALE REDEVELOPMENT OPPORTUNITY

208 S. 4TH STREET | LAFAYETTE, IN 47901



Property Size
0.191 AC

Zoned
CB

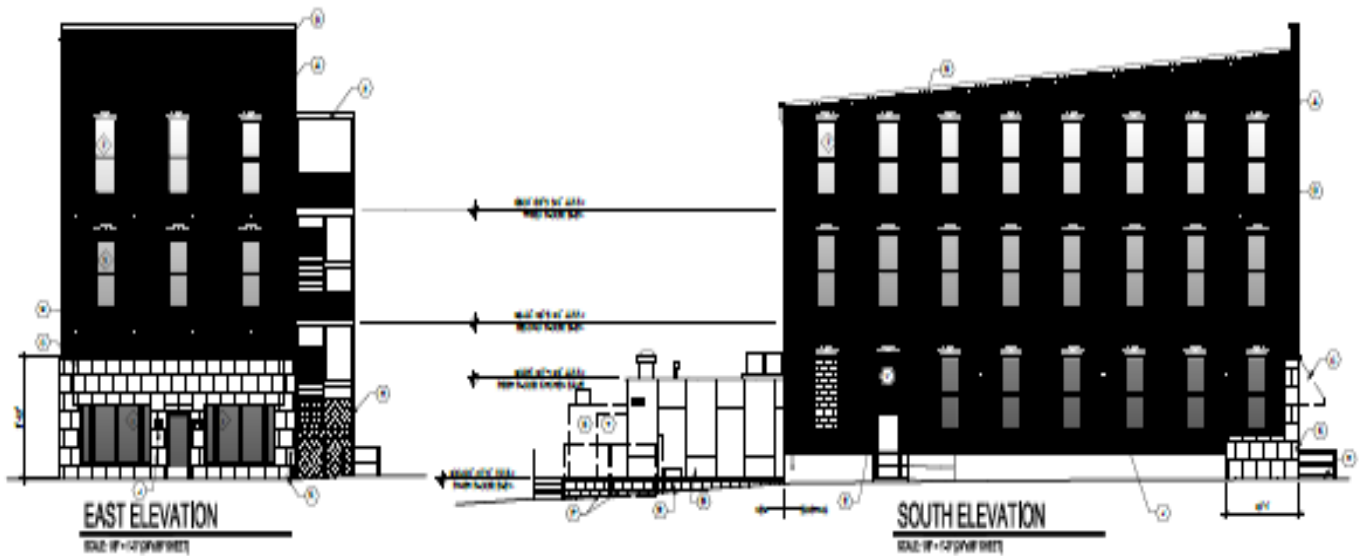
Sale Price
\$350,000

PROPERTY DESCRIPTION

Jim Pitoukkas and Dustin Zufall of Coldwell Banker Shook proudly present this tremendous redevelopment opportunity in thriving Downtown Lafayette. The site offers the opportunity to redevelop a former retail building in an area surrounded by successful redevelopment projects including Nova Tower and the 4Th Street Townhomes. Furthermore, the City is in the process of converting S. 4th Street from one way in front of the subject property to 2-way. This should greatly improve traffic flow and visibility. Re-use the existing shell, or raze and build ground up, your options are limitless!

Plans for proposed improvements to the subject property are available.

SUBJECT PROPERTY PROPOSED PLANS

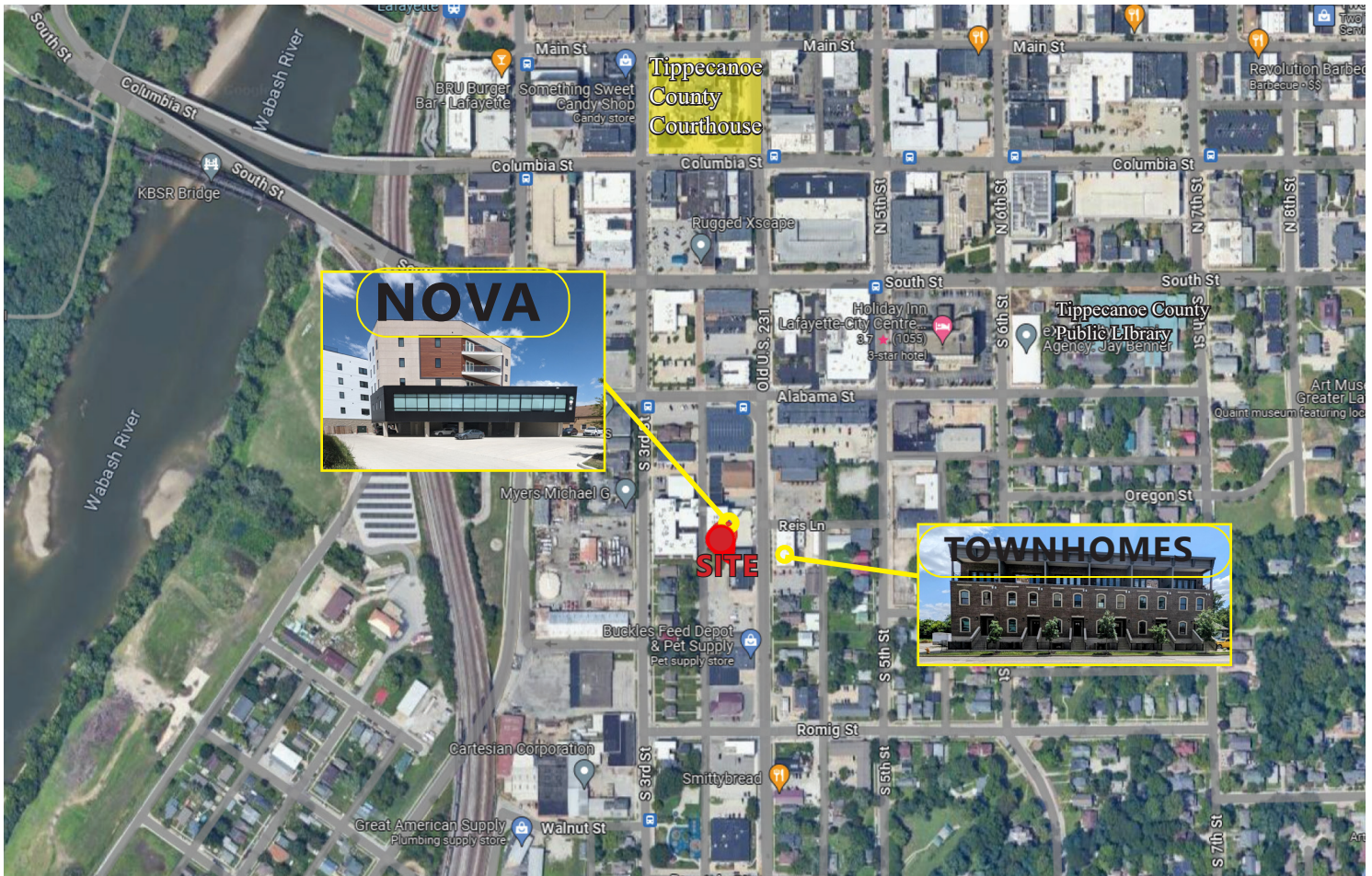


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LOCATION DESCRIPTION

The subject property is located in downtown Lafayette just moments from Purdue University. The area is vibrant and bustling with restaurants, bars, a beautifully restored historic Main Street which is home to many outdoor festivals and businesses, and many desirable housing options. Surrounding the subject property, one will find housing rental rates and occupancy rates amongst the highest in the MSA. Prominent and successful recent developments in downtown Lafayette include Nova Tower, The Press Apartments, Luna Apartments, Pullman Station, Ellsworth, and more.

HIGHLIGHTS

- High visibility site
- Opportunity zone
- Across the street from the County Courthouse
- Across the street from new luxury townhomes
- Next door to a new luxury apartment community

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