



AVAILABLE FOR SALE

100 N Roeske Ave
 MICHIGAN CITY, IN 46360

Property Overview

This property consists of two buildings totaling 13,600 SF situated on 1.16 acres and zoned B-2, allowing for a variety of commercial uses. The primary 9,760 SF steel-frame building features approximately 17' clear height at the peak, a wet sprinkler system, gas forced-air heat, 3-phase power (100 amp, 240 volt), two floor drains, compressed air lines, two drive-in doors, one loading dock, and a restroom. There is also 1,500 SF of office space.

The secondary 3,840 SF building offers 13' ceiling heights, a 11' overhead door, water service, and halide lighting. Combined, the improvements provide a flexible opportunity for an owner-user or investor.

SALE PRICE	\$425,000
BUILDING SIZE	13,600 SF
YEAR BUILT	1969 & 1985
MAIN BUILDING	9,760 SF
WEST BUILDING	3,840 SF
ZONING	B2
ACRES	1.16
DRIVE-IN DOORS	Three
DOCK	One
TRAFFIC COUNT	11,286

FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC
 President/ CEO
 312-446-7059 | lori@loritubbs.com

Jennifer Gaudy - CPM
 Managing Broker
 219-775-9102 | jgaudy@crosspm.com

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 REAL ESTATE & DEVELOPMENT CONSULTING

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ADDITIONAL PHOTOS



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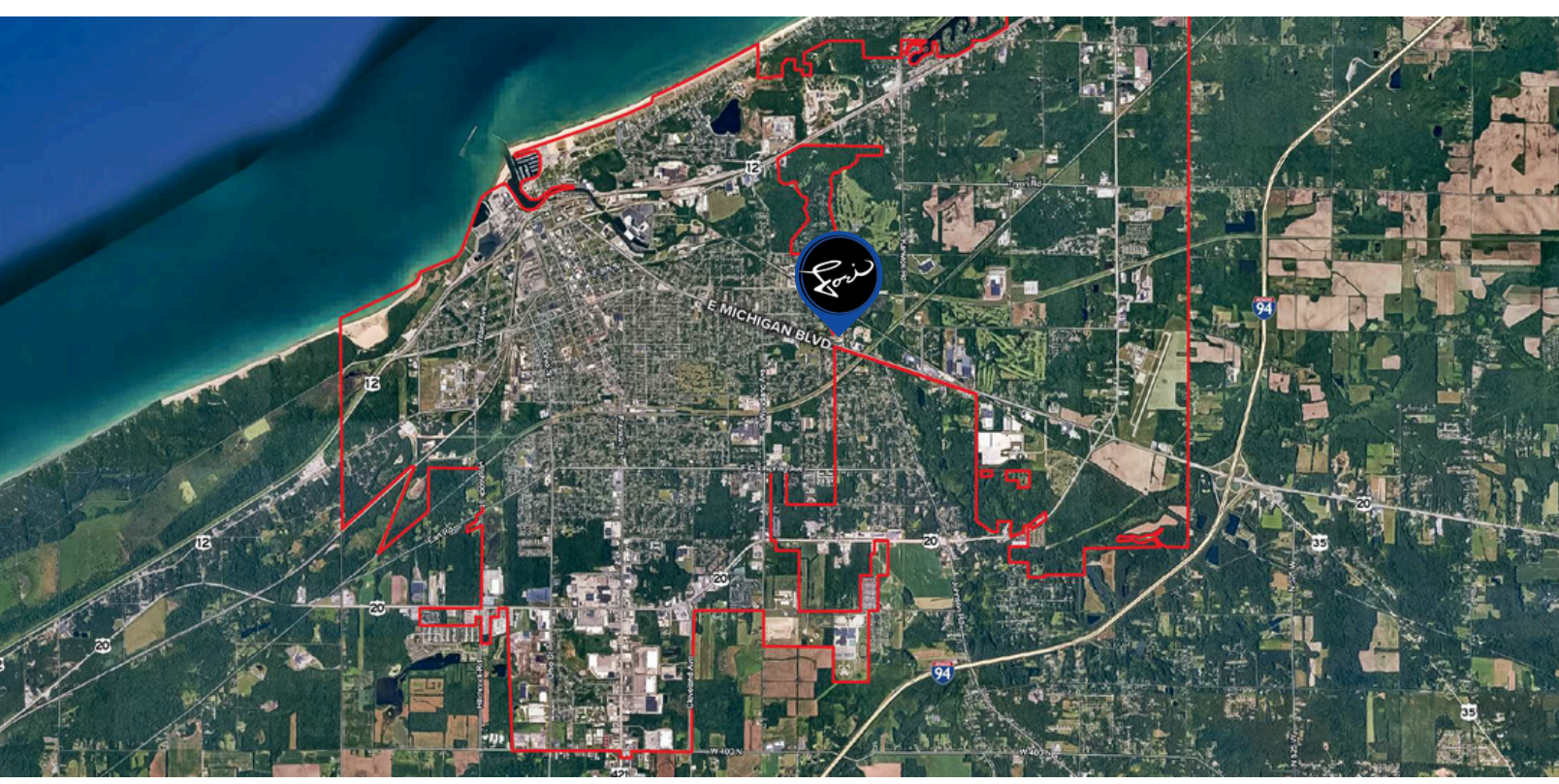
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MAP



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