

# OFFICE/RETAIL **SPACE FOR SALE**

**366 MAIN STREET | ROSSVILLE, IN 46065**



**Lot Size**  
7,476 SF/ .52 AC

**Sale Price**  
\$435,000

**Lease Rate**  
\$7.45/SF/YR NNN

**Zoned**  
B-3 Roadside Business

## PROPERTY DESCRIPTION

Flexibility, Visibility, and Accessibility! Zoned B-3 (Roadside Business), this 7,500 square foot commercial building sits on .52 acres and features a flexible layout, 2 restrooms, and 18 on-site parking spaces. The Daily Traffic Count is 6,875 vehicles (2023). Commercial uses include: Retail, Office, Restaurant, Medical, or Salon/Fitness Studio. Don't miss this unique opportunity to establish your business in a prime location within a thriving small town community just East of Lafayette, IN.



**JOSH DENO**

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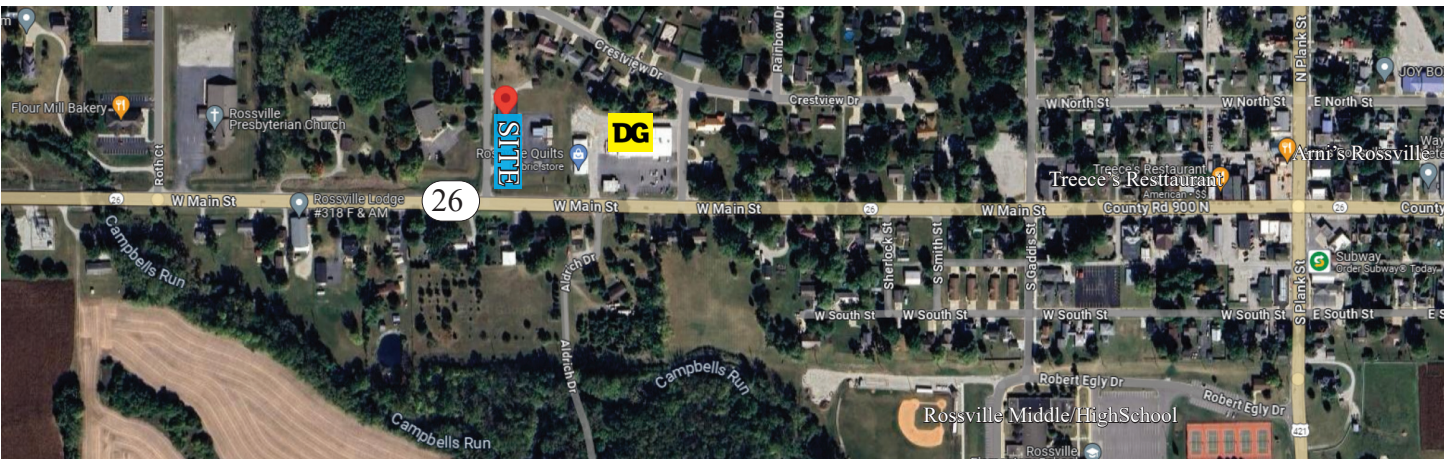


## LOCATION DESCRIPTION

Located just 11 miles from I-65 on State Route 26 on the West side of Rossville, IN. This commercial building boasts a prime location on SR 26, a thoroughfare that sees a steady stream of both local and out-of-town traffic. Rossville is known for its small town setting friendly residents, and vibrant atmosphere, making it an attractive destination for businesses and customers.

## HIGHLIGHTS

- .52 acres
- High Visibility
- Accessibility
- Flexible Layout



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