

215 W Franklin St Delphi, IN 46923



Mary Holtz

Broker Associate

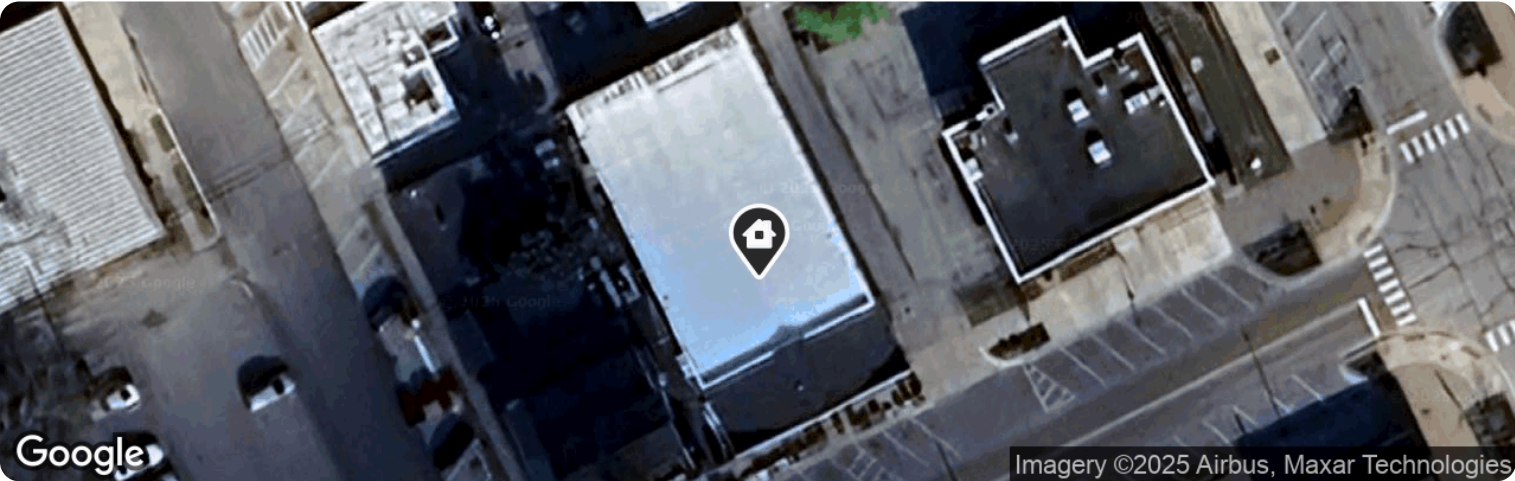
Indiana Real Estate License #RB14023438

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NEW

Active / For Sale • New, Active: 10/22/2025

List Price

\$335,808

Active Date 10/22/2025 Listing ID 202542840

Price Per Sq Ft

\$48



Retail

Type



6,996

Sq Ft

Basic Facts

Type

Retail

Subtype

Miscellaneous

Days in RPR

13

Year Built

1939

Price by SqFt

\$48 per sq ft

Land Use

Retail Stores (Personal Services)

Multi Parcel

No

APN/TaxID

08-06-29-018-017.000-007

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Property Information

Description

Prime Commercial Opportunity in the Heart of Delphi, IN Located in the center of historic downtown Delphi, this former Do-It-Best hardware store offers approximately 5,880 sq. ft. of flexible indoor space plus an additional 1,320 sq. ft. covered concrete patio—ideal for a wide range of commercial uses. Indoor and outdoor space combined provides 7200 sq ft of usable space. Whether you're envisioning a retail storefront, restaurant, office suites, climate-controlled storage, or a mixed-use space, this solid structure is ready to be transformed to suit your vision. Positioned just steps from the Carroll County Courthouse, local parks, museums, dining, and shopping, this property benefits from excellent visibility and steady foot traffic. It's a rare chance to own a substantial commercial footprint in a walkable, active downtown setting. Delphi is a growing community with ongoing investment in its downtown district. Located near the Hoosier Heartland Highway (State Road 25), the property offers convenient access to Lafayette, Logansport, and Monticello—all within a short drive—making it an ideal location to attract customers and clients from across the region. Zoning to be confirmed by the buyer or buyer's agent, but the potential here is undeniable. Whether you're an investor, entrepreneur, or developer, this property presents an exceptional opportunity in one of north-central Indiana's most strategically located small cities. Bring your vision—opportunity awaits. Square footage is reported in the MLS from the Carroll County records from Beacon Schneider. Buyers to determine if the square footage reflects correctly for their purposes.

Investment Details

Financing

Cash, Conventional

Property Features

LISTING			
Number of Buildings	1	Stories	1
Foundation Features	Partial Basement, Unfinished	Roof Features	Rubber
Parking	Street	Sewer	City
Lot Size Dimensions	60 x 120	Price per Acre	\$2,035,200
Ceiling Height	15	Cooling	A/C Wall Unit, Cooling - Multi Unit
Floor	Concrete	Heating	Gas, Hot Water
Special	Loading Dock, Overhead Door(S), Basement, Display Room, Display Window, Office Space, Public Restrooms	Water	City



Property Features

LISTING			
Bathrooms	1		
PUBLIC			
Building Quality	C	Building Condition	Average
Construction Features	Other	Topography	Level grade
Lot Size Sqft	7,187 sq ft	Lot Size Frontage Ft.	60
Lot Size Depth Ft.	120	Lot Size Acres	0.17 acres
Building Sqft	6,996 sq ft	Neighborhood Code	540002
Water	Yes	Sewer	Yes
Basement Features	Basement		

Location Details

Directions to Property	Take 421 N into Downtown Delphi. N on Washington. Left on Franklin	Location Features	City
Flood Zone	X (unshaded)		

Legal Description

Parcel Number	08-06-29-018-017.000-007	Tax ID	01938009654
County	Carroll County	City/Municipality/Township	DEER CREEK TOWNSHIP
Census Tract	180159596.001052	Carrier Route	C001
Abbreviated Description	DIST:5 CITY/MUNI/TWP:DEER CREEK TOWNSHIP 017-18017-00 DELPHI OP LOT 77 MAP REF:06-29-230-010	Current Use	Retail

Owner Facts

Owner Name (Public)	WOODLAWN RENTALS INC	Owner Name (Listing)	WOODLAWN RENTALS INC
Mailing Address	Po Box 499 Delphi IN 46923-0499	Vesting	Company/Corporation





Listing History

Current Records

Change Date	Description	Price	Change %
10/22/2025	New Listing	\$335,808	<div></div>

Public Record History

Tax

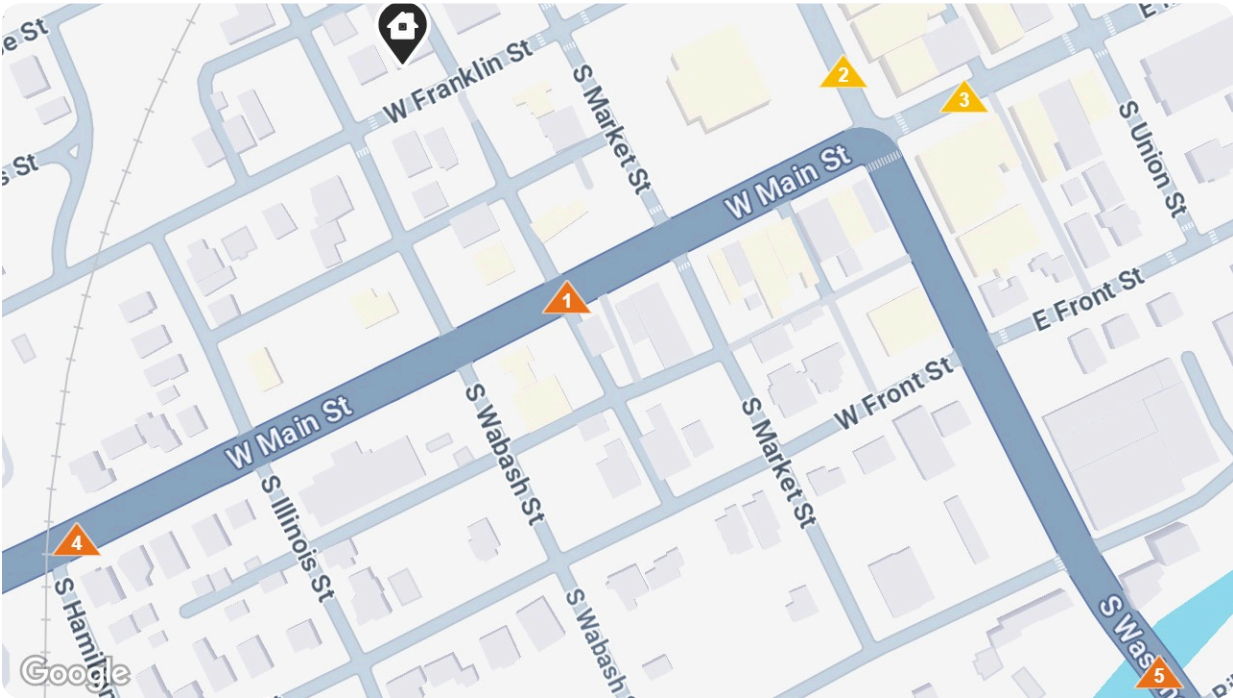
Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$36,300	\$36,300	\$36,300	\$36,300	\$36,300
Assessed Value - Improvements	\$118,800	\$98,900	\$78,900	\$75,300	\$75,300
Total Assessed Value	\$155,100	\$135,200	\$115,200	\$111,600	\$111,600
Assessor Market Value Year	2024	2023	2022	2021	2020
Assessor Market Value - Land	\$36,300	\$36,300	\$36,300	\$36,300	\$36,300
Assessor Market Value - Improvements	\$118,800	\$98,900	\$78,900	\$75,300	\$75,300
Total Assessor Market Value	\$155,100	\$135,200	\$115,200	\$111,600	\$111,600
Tax Rate Code Area	7:DELPHI(DEER CRK)	7:DELPHI(DEER CRK)	7:DELPHI(DEER CRK)	7:DELPHI(DEER CRK)	7:DELPHI(DEER CRK)
Total Tax Amount	\$3,701	\$3,674	\$3,064	\$3,272	\$3,348
Tax Account ID	01938009654	01938009654	01938009654	01938009654	01938009654

Listing Details

Listing ID	202542840	Listing Source	IRMLS: Indiana Regional MLS
Legal	DIST:5 CITY/MUNI/TWP:DEER CREEK TOWNSHIP 017-18017-00 DELPHI OP LOT 77 MAP REF:06-29-230-010		



Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

1

7,697

West Main Street

2024 Est. daily traffic counts

Cross: S Market St

Cross Dir: NE

Distance: 0.03 miles

Historical counts

Year

▲

Count

Type

2021

▲

8,248

AADT

2018

▲

6,844

AADT

2

3,494

South Washington Street

2024 Est. daily traffic counts

Cross: E Franklin St

Cross Dir: NW

Distance: 0.03 miles

Historical counts

Year

▲

Count

Type

2021

▲

3,833

AADT

2020

▲

3,602

AADT

2018

▲

2,794

AADT

3

4,120

East Main Street

2024 Est. daily traffic counts

Cross: S Union St

Cross Dir: SW

Distance: 0.03 miles

Historical counts

Year

▲

Count

Type

2021

▲

4,507

AADT

2020

▲

4,053

AADT

2018

▲

3,589

AADT

4

7,343

West Main Street

2024 Est. daily traffic counts

Cross: S Hamilton St

Cross Dir: W

Distance: 0.01 miles

Historical counts

Year

▲

Count

Type

2021

▲

8,248

AADT

2020

▲

7,417

AADT

2018

▲

7,431

AADT

5

6,914

South Washington Street

2024 Est. daily traffic counts

Cross: Riley PkRd

Cross Dir: SE

Distance: 0.02 miles

Historical counts

Year

▲

Count

Type

2018

▲

6,968

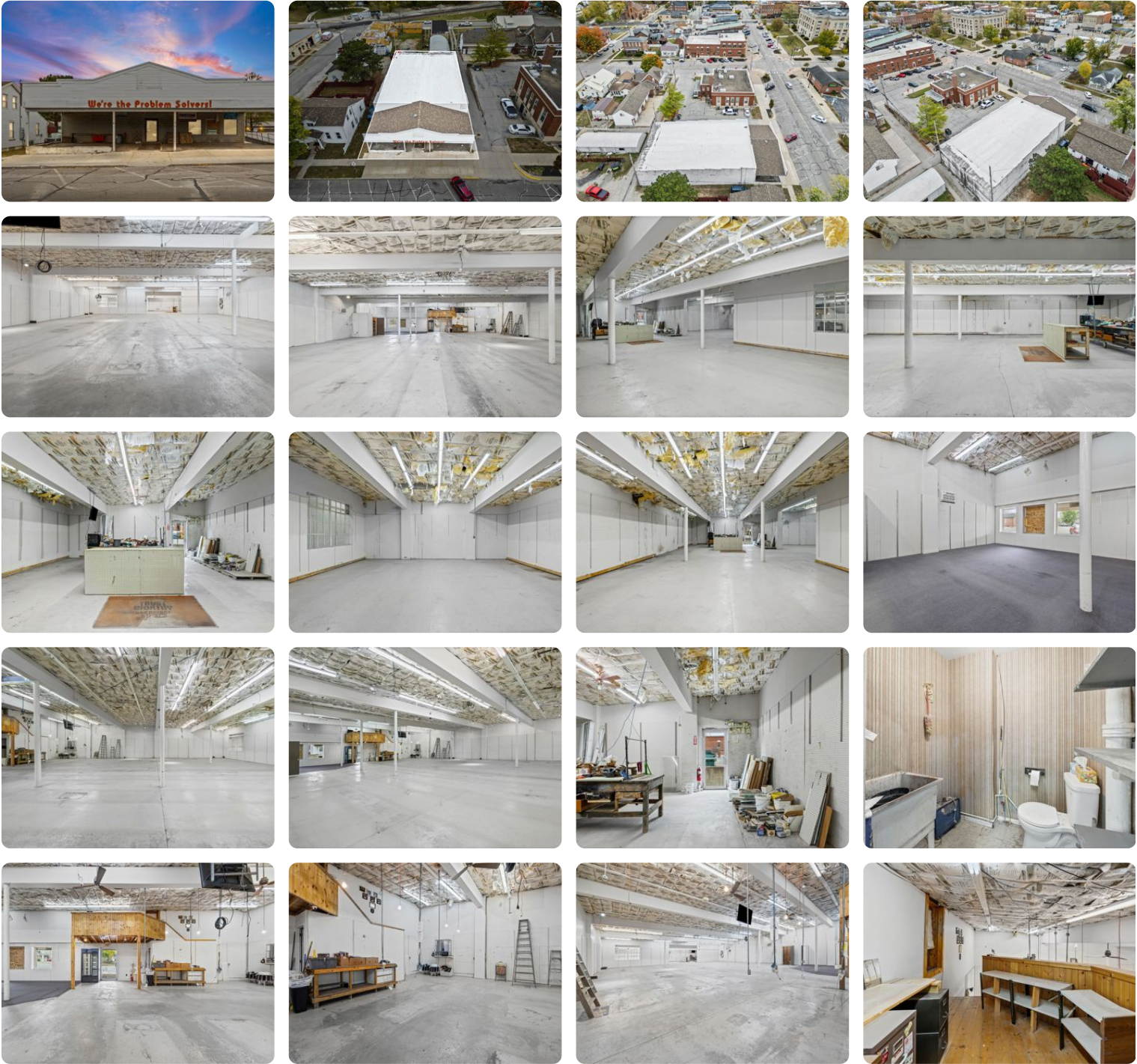
AADT

AADT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

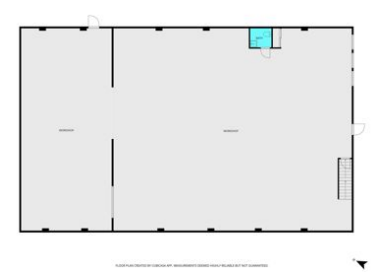
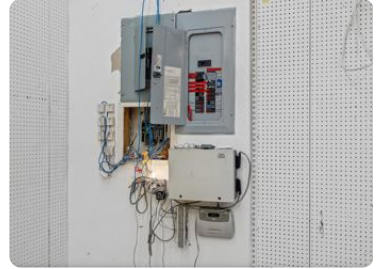
Photos

Listing Photos



Photos

Listing Photos



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