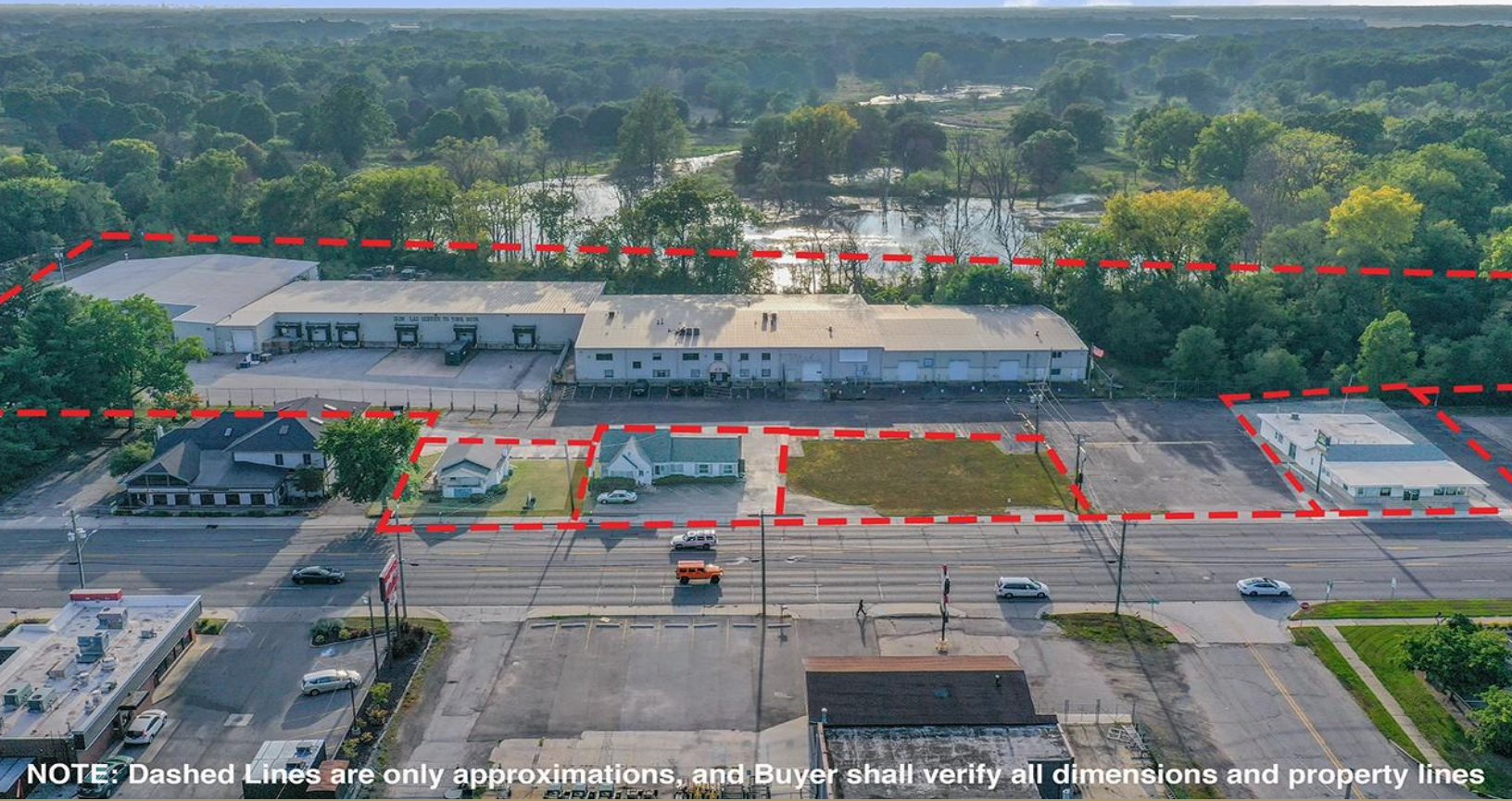


For Sale



NOTE: Dashed Lines are only approximations, and Buyer shall verify all dimensions and property lines

1739 Cassopolis St

1725, 1727, 1731, 1739, and 1801 Toledo Rd. Elkhart, IN 46514

Warehouse, Retail, and Land investment opportunity. Located +/- 449' of road frontage on SR 19/Cassopolis St with AADT of +/- 22,499 (2022) vehicles and access to 80/90 within less than 2 miles. This opportunity blends a steel warehouse with in place retail leases and future development opportunities. Great opportunity for owner user or investor.

Sale Price: \$2,749,900

Contact: Andrew Myers
Cell: 574-320-1214
Email: amyers@myerstrust.com



Knowledge. Trust. Results.

www.myerstrust.com

No guarantee is made for the accuracy of this information. Recipient is responsible for verification. Subject to availability.

Details:

General Information

Total Buildings SF: 66,971 SF
Office Space: 9,600 (Main Building)
Year Built: 1935-1995
Lot Size: +/- 7.47
Parking Spaces: 72 Marked (additional Paved Area for Trailer and Vehicle Parking)
Fenced: Fenced Truck Court and Some Rear Storage
Zoning: B-3 (City of Elkhart)
Property Taxes: \$82,832.24 (2023 pay 2024)
Utilities: Gas - NIPSCO
Electric - AEP/I&M
Water – City of Elkhart
Sewer – City of Elkhart
Parcels: 16
Legal Description: Multiple

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Details:

1739 Cassopolis St

SF: 61,364 (4 Separate Sections)
Office: 9,600 in 2 Stories
Structure: Steel
Year Built: 1989-1995
Column Spacing: Varies
Ceiling Height: Varies (12'10" to 20')
Dock Doors: 8 (9'x 10')
OH Doors: 9 (8'x 9' - 1) (10'x 12' - 4) (11'x 14' - 1) (12'x 14' - 2) (16'x 14' - 1)
Lighting: Florescent High Bay
Heating: Radiant Box Heaters (Warehouse) Gas Forced Air (Office)
Power: 1000 AMP 208V 3 Phase
Fire Suppression: 2 Risers
Exterior: Metal
Roof: Metal

1801 Cassopolis St

SF: 3698
Year Built: 1955
Notes: Leased to Advance America, Broker has not been in building

1727 Cassopolis St

SF: 1337
Year Built: 1945
Notes: Highly Visible on Cassopolis St, Leased to Tattoo Shop, Broker has not been in building

1725 Cassopolis St

SF: 572
Year Built: 1935
Notes: Leased to Barber Shop, Broker has not been in building

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Photos:



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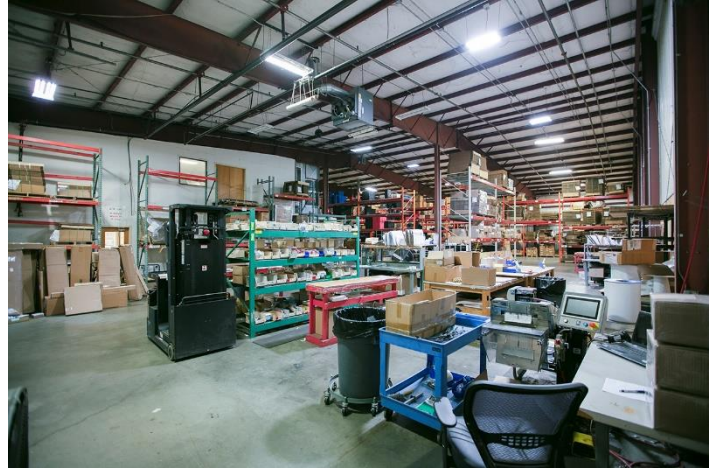


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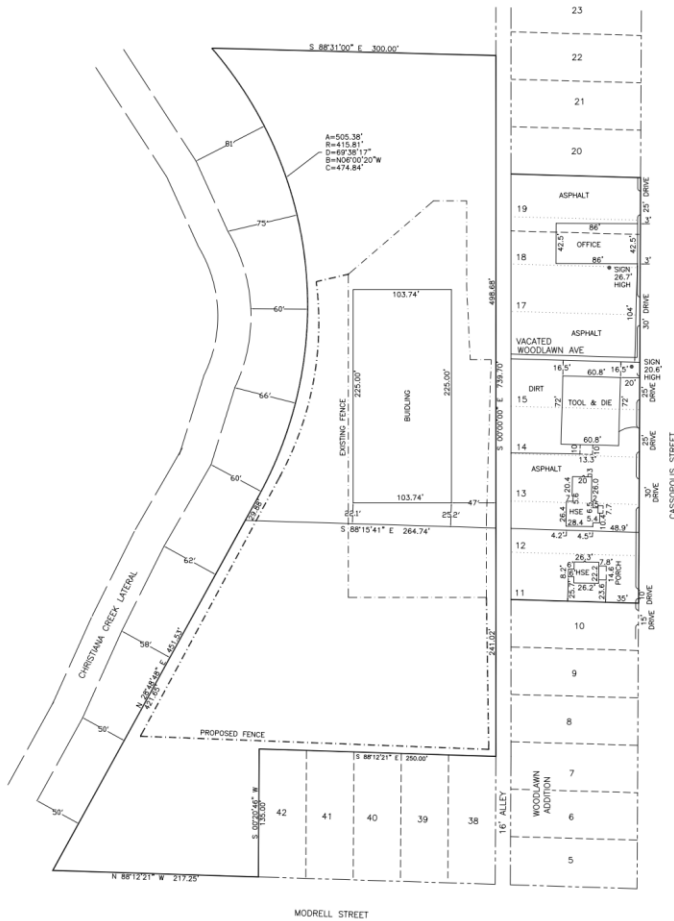
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Previous Site Plan Work

S I T E P L A N

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH,
RANGE 5 EAST, OSSEO TOWNSHIP, ELKHART COUNTY, INDIANA.

FOR
TONY KOVACH
C/O BLACKSMITH DISTRIBUTING
CASSOPOLIS STREET
ELKHART, INDIANA.



Prepared by Lang, Feeney & Associates, Inc.	
715 S. Michigan Street South Bend, Indiana 46618 Phone (219) 233-1841	
Land Surveying	
Scale 1" = 50'	Drawn JMS
Date 1/31/95	Job Name KOVACH.DWG
Rev. 2/22/95	Job No. 74-58A

Contact: **Andrew Myers**
 Cell: **574-320-1214**
 Email: **amyers@myerstrust.com**

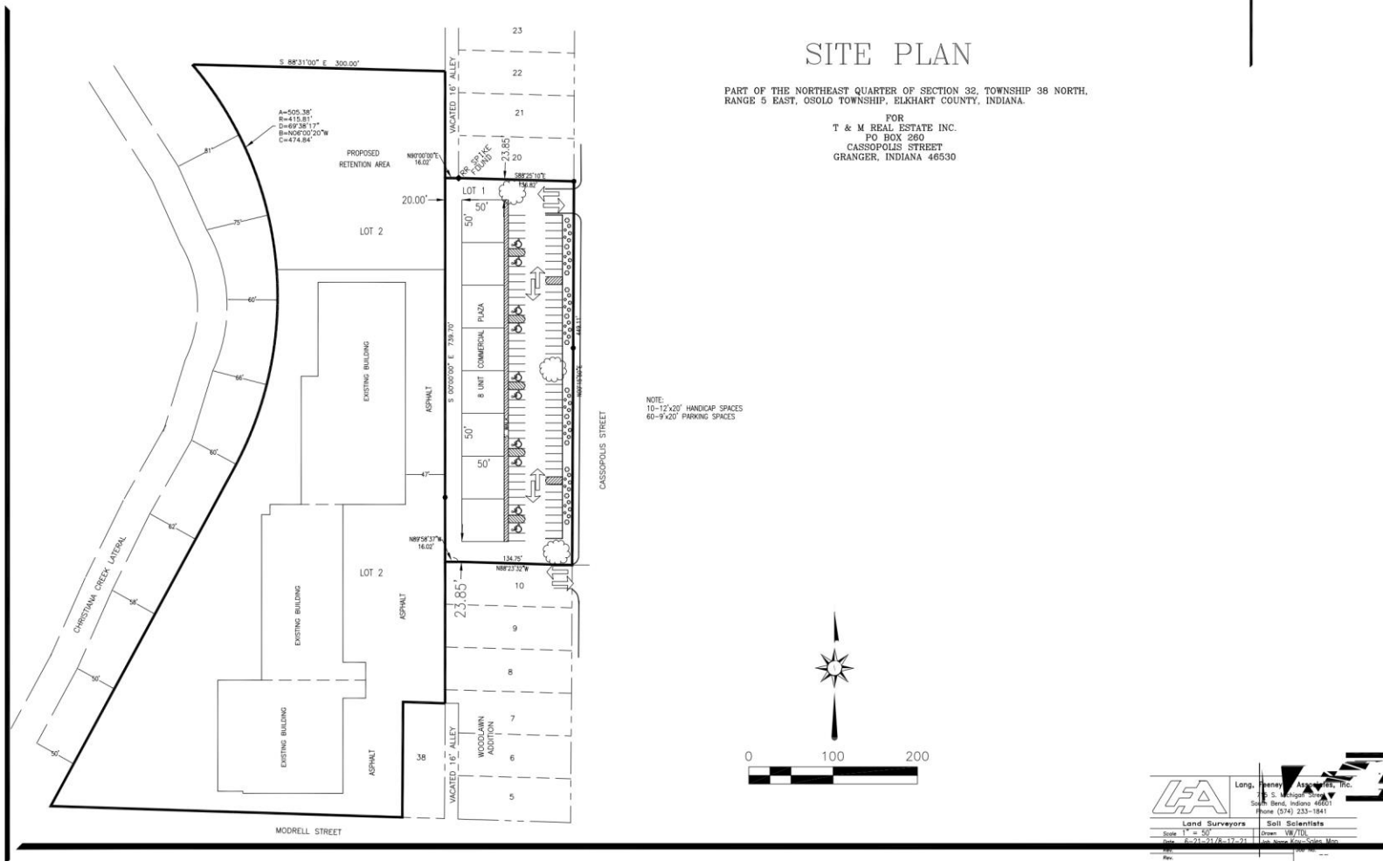


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Proposed Potential Site Plan with Strip Mall



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