

SALE

405 N Main Street

NORTH WEBSTER, IN 46555

PRESENTED BY:

TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532



 **SVN**
PARKE GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$289,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	4,500 SF
CEILING HEIGHT	14'
YEAR BUILT	1985

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PROPERTY DESCRIPTION

SVN Parke Group is pleased to present this opportunity to purchase a 4,500 SF commercial building in the center of North Webster. This building includes an open retail area in front with a restroom and storage/warehouse space in the back, offering flexibility for many uses including retail, professional services, office, storage, or showroom/warehouse.

LOCATION DESCRIPTION

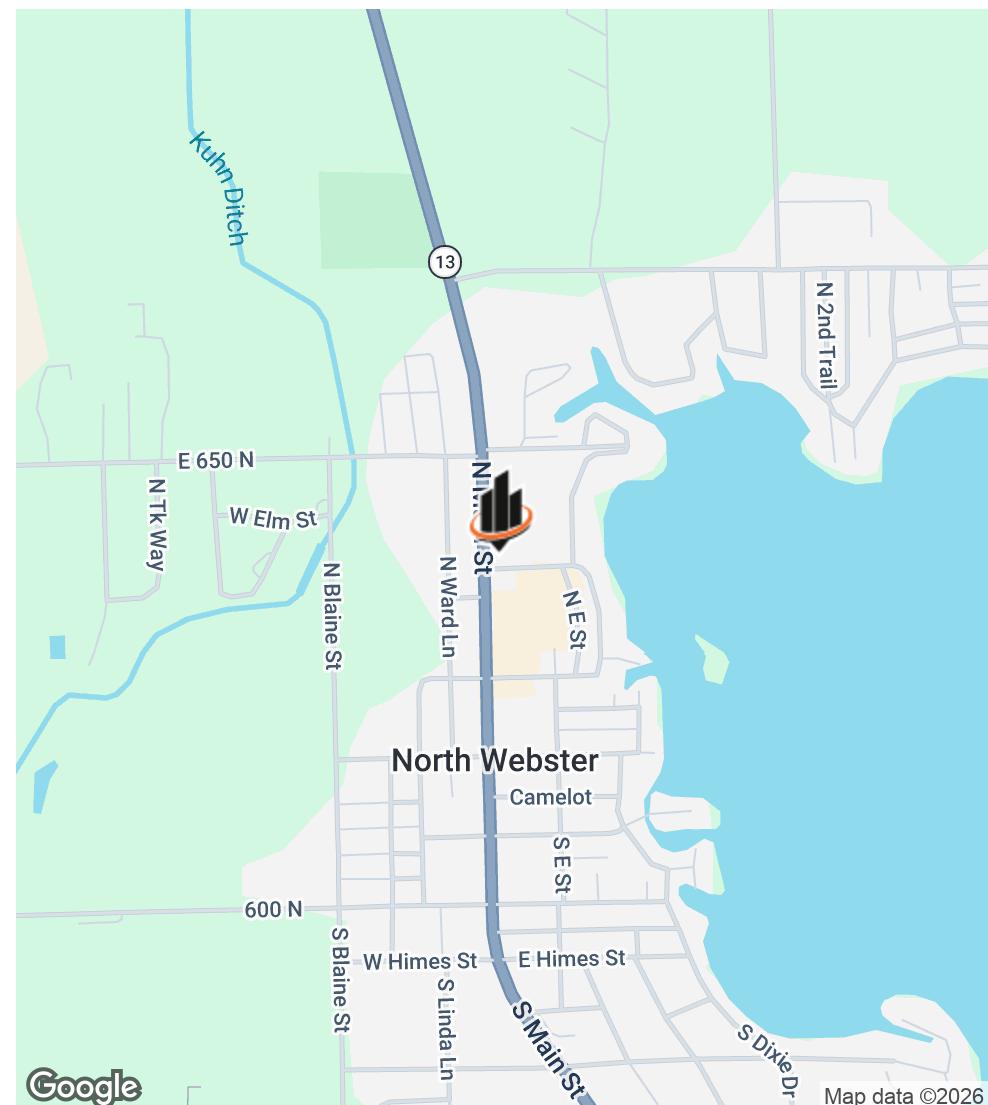
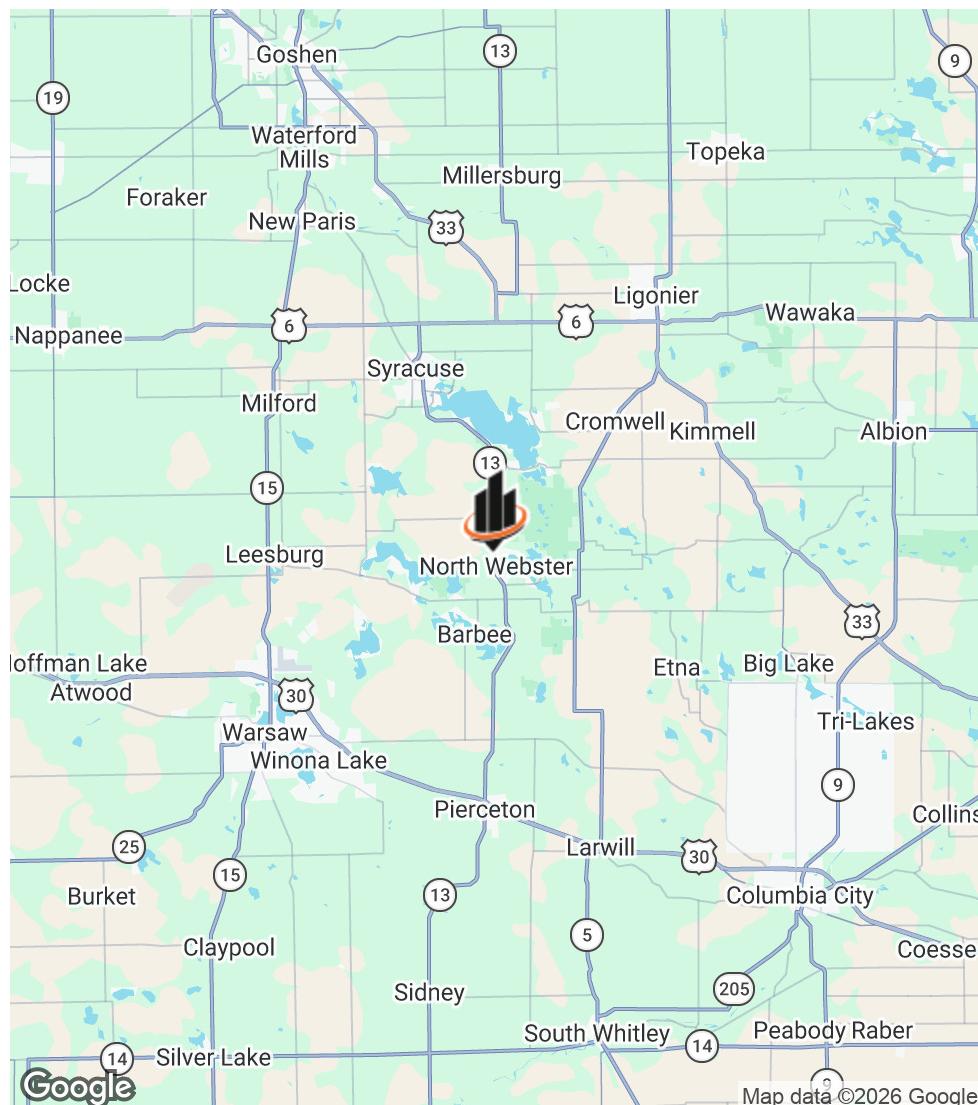
Located in the heart of North Webster, 405 N Main Street offers a prime opportunity for local business owners or investors. Located on the main highway through North Webster, this building offers strong visibility. Its close proximity to restaurants, community amenities, lake attractions, and shopping, draw both locals and tourists. Don't miss out on the chance to become part of this thriving commercial community!

ADDITIONAL PHOTOS



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LOCATION MAP



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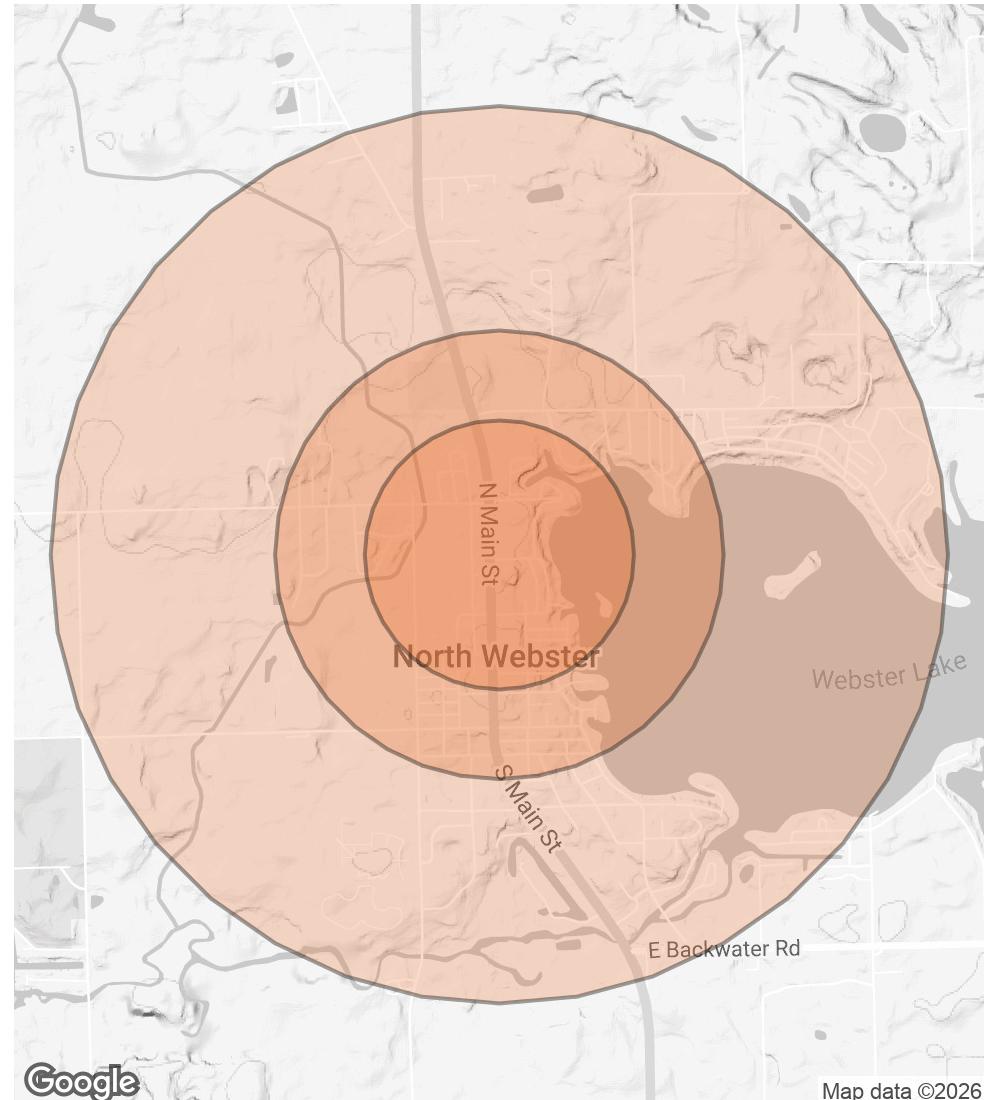
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	293	740	1,385
AVERAGE AGE	43	43	43
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	132	335	625
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$75,890	\$75,712	\$76,672
AVERAGE HOUSE VALUE	\$270,841	\$269,490	\$269,902

Demographics data derived from AlphaMap



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MEET THE TEAM



TROY REIMSCHISEL

Managing Director

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260.615.8874

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Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



JENNA MERRYMAN

Licensed Broker Assistant

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Jenna Merryman is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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