

SALE

630 High Street

630 HIGH STREET

Geneva, IN 46740

PRESENTED BY:

TROY REIMSCHISEL

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IN #RB14027532



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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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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PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN Parke Group is pleased to present this excellent multi-tenant investment opportunity. This 43,150 square foot industrial building is multi-tenanted with approximately 91% occupancy and approximately 3,700 square feet available for an owner's/landlord's use or to be leased to another tenant.

This offering is located on the north edge of Geneva directly off US Highway 27 which runs from Fort Wayne to Cincinnati. Geneva is located at the intersection of US Hwy 27 and State Road 116 near the Wabash River. Geneva is 35 miles south of Fort Wayne and 110 miles from Indianapolis.

PROPERTY HIGHLIGHTS

- Rare Industrial Space Available in Adams County!
- Great Fit for Warehousing or Manufacturing
- Easy Access from US Hwy 27
- Current Income Plus Upside with Rent-up
- Low Price per Square Foot

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PROPERTY DETAILS

SALE PRICE	\$1,340,000
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CAP RATE	9.19%
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BUILDING INFORMATION

BUILDING SIZE	43,150 SF
NOI	\$123,141.44
CAP RATE	9.19
OCCUPANCY %	91.35%
TENANCY	Multiple
CEILING HEIGHT	16 ft
OFFICE SPACE	1,944 SF
NUMBER OF FLOORS	1
YEAR BUILT	1950
YEAR LAST RENOVATED	2021
COLUMN SPACE	30 ft

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LOCATION INFORMATION

BUILDING NAME	630 High Street
STREET ADDRESS	630 High Street
CITY, STATE, ZIP	Geneva, IN 46740
COUNTY	Adams
MARKET	Northeast Indiana
SUB-MARKET	Adams County
CROSS-STREETS	US Hwy 27

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	I1
LOT SIZE	2.93 Acres
APN #	01-11-29-200-049.000-019

AERIAL



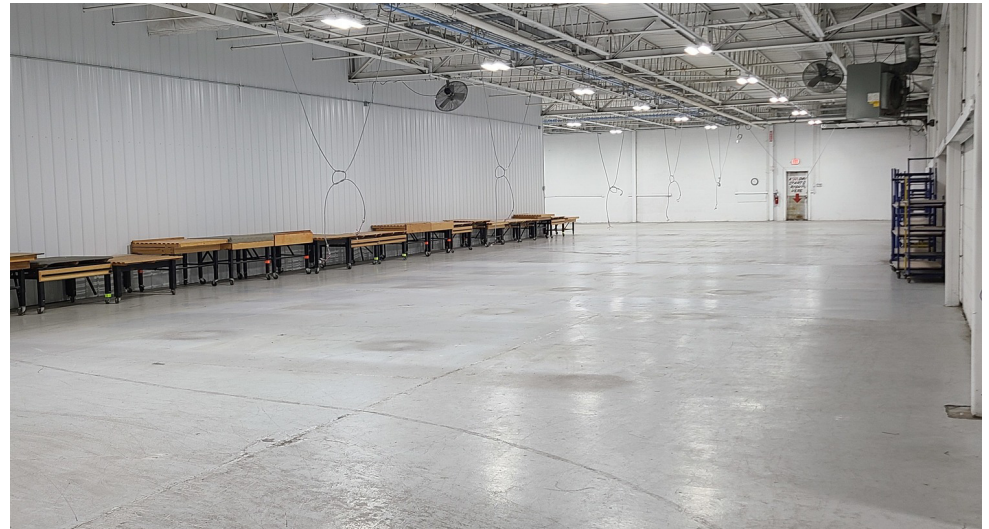
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INTERIOR PHOTOS



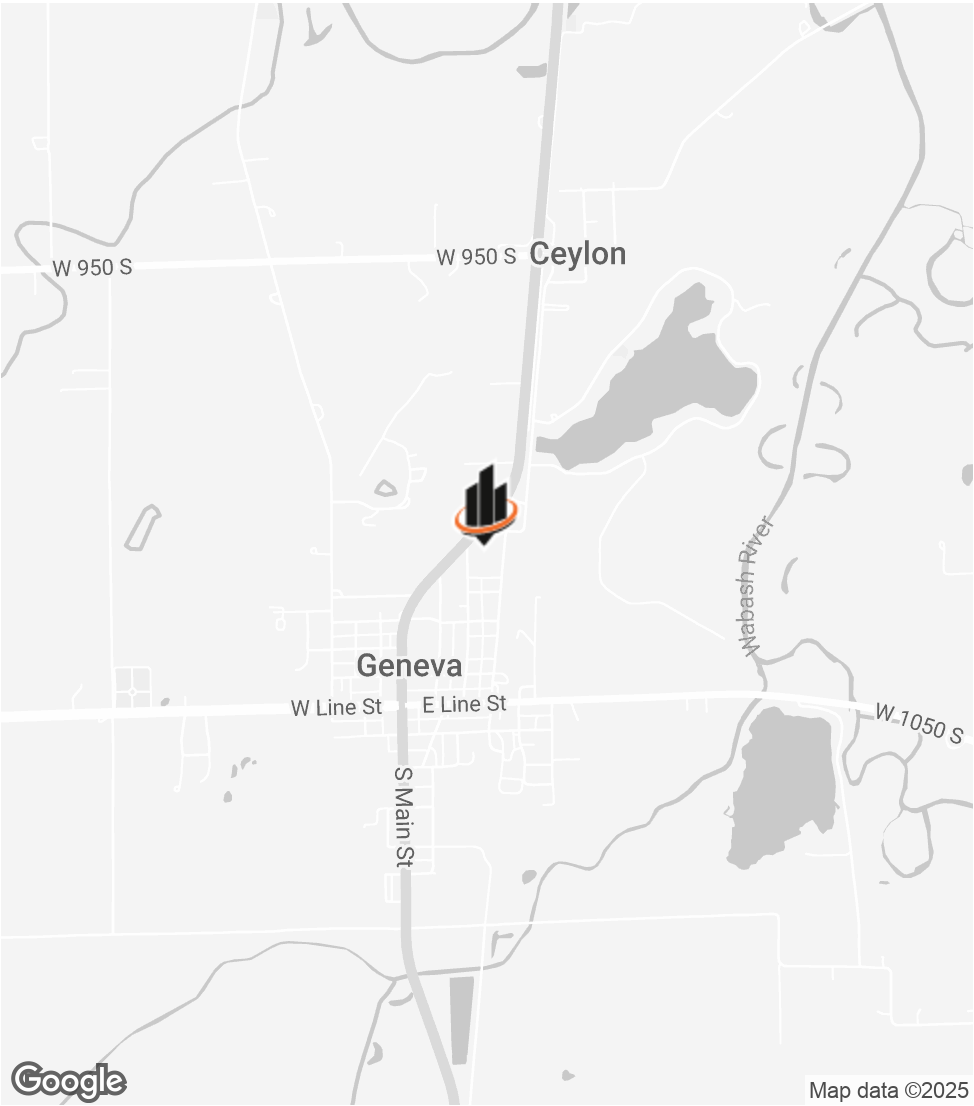
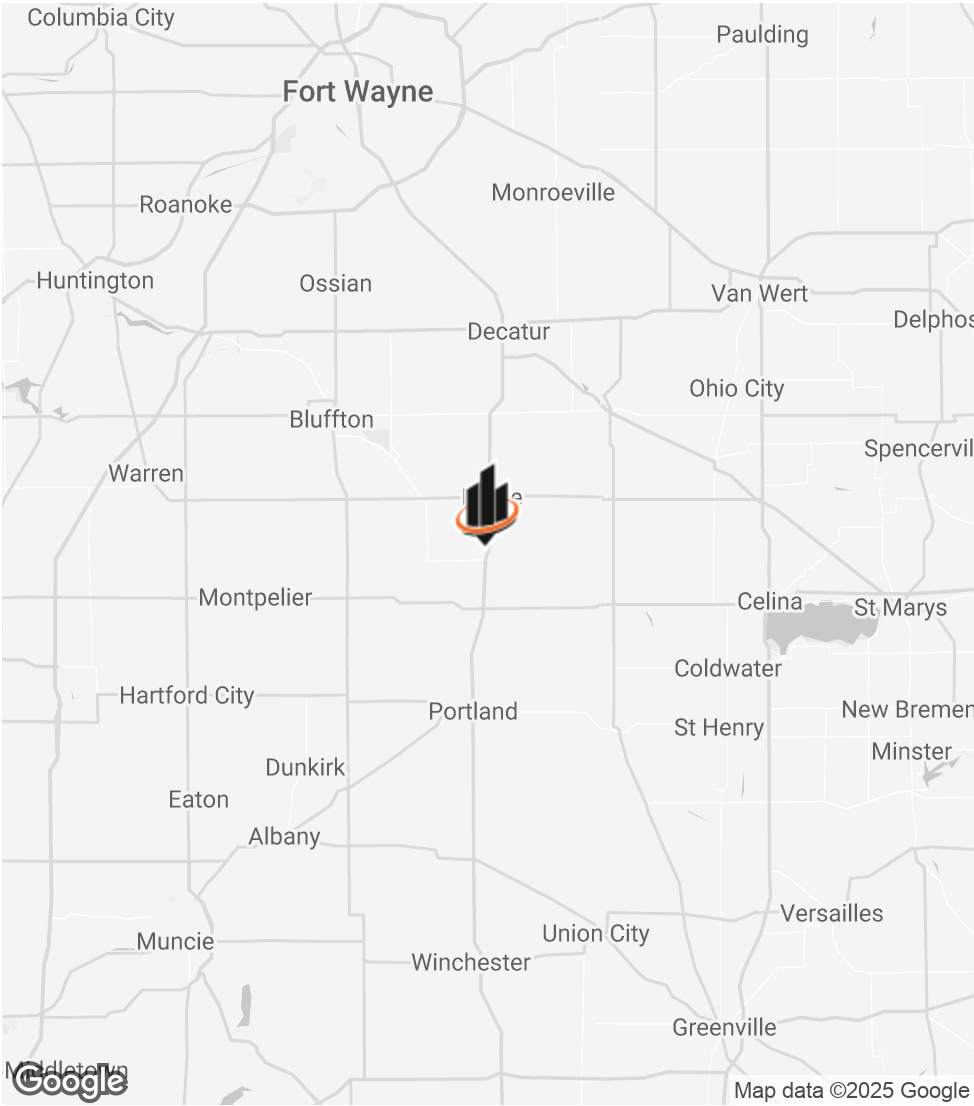
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LOCATION MAPS



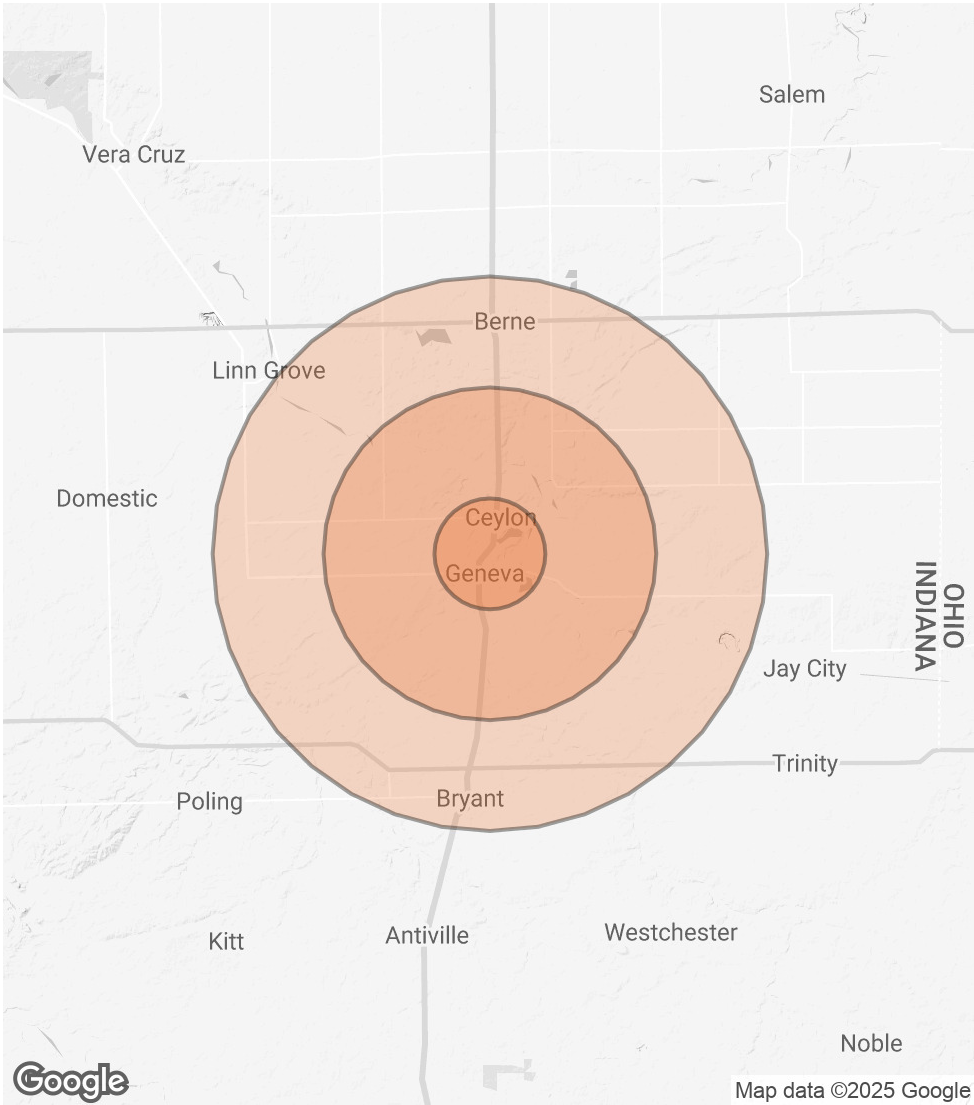
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	226	1,874	8,369
AVERAGE AGE	31.0	31.3	32.8
AVERAGE AGE (MALE)	28.1	28.6	29.6
AVERAGE AGE (FEMALE)	35.0	35.0	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	69	572	2,957
# OF PERSONS PER HH	3.3	3.3	2.8
AVERAGE HH INCOME	\$60,353	\$60,502	\$50,462
AVERAGE HOUSE VALUE			\$115,563

2020 American Community Survey (ACS)



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MEET THE TEAM



TROY REIMSCHISEL
Managing Director

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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.

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