

# FOR SALE



## 1123 S Indiana Ave

1123 S Indiana Ave Goshen, IN 46526

Fully Leased Single Tenant office investment on Goshen's Southwest side to a national credit tenant in The American National Red Cross which has been a tenant in the building since 2011. The 5,512 SF building features a brick exterior, covered rear patio, concrete parking lot with 24 parking spaces. Tenant has recently made interior updates to the aesthetics of the building. Located directly across the street from Goshen Jr High School.

**Sale Price: \$849,900 (8.58% CAP Rate)**



Contact: Andrew D. Myers

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Information is subject to verification and no liability for errors or omissions is assumed





**Square Feet:** 5,512  
**Lot Size:** 0.53 Acres  
**Year Built:** 1999  
**Office Space:** Primarily Open with some Private Offices  
**Number Restrooms:** 3  
**Heating:** Gas Forced Air with Central A/C (3 Units)  
**Electric:** 400 Amp (2x200 Panels) Single Phase  
**Roof:** Asphalt Shingle  
**Foundation:** Slab  
**Exterior:** Brick  
**Parking:** 24 spaces (Shared Access)  
**Zoning:** B-3 PUD, City of Goshen  
**Property Tax:** \$15,055.68 (2024 Pay 2025)  
**Utilities:** Goshen City: Water/Sewer  
                   NIPSCO: Gas  
                   NIPSCO: Electric



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**Parcel Number:** 20-11-17-426-009.000-015

**Brief Legal:** LARIMER AT THE CROSSING LOT 2 & INT IN COMMON AREA

**Traffic:** 7,338 AADT (05/23/2023, Indiana Ave)  
(Macog)



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