

BND

COMMERCIAL

LAND > FOR SALE
1.53 ACRES
NORTH WAYNE STREET
ANGOLA, INDIANA



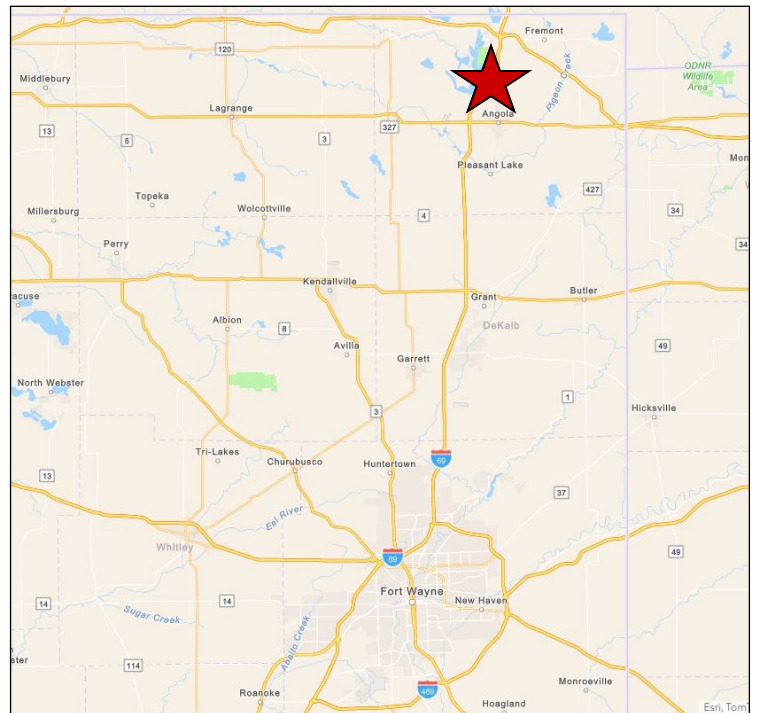
HIGHLIGHTS:

Land Size: 1.53 Acres

Zoning: C2 - Limited Commercial

- Frontage on High Traffic, North Wayne Street
- Nearby Retailers - Meijer, Menards, Wendy's & Kohl's
- 3 Miles from Downtown Angola and Lake James

Sale Price: \$800,000



Alec Ramsey

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O. Karl Behrens, CCIM, SIOR

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Property Information

Parcel Number	76-06-11-000-046.000-012
Address	North Wayne Street
City / State / Zip	Angola / IN / 46703
Sale / Lease	Lease
Land Size	1.53 Acres
Zoning	C2 Limited Commercial
Traffic Count	13,732 VPD (2024)
Distance to Highway	0.2 Miles to Hwy 127 (North Wayne St)
Distance to Interstate	2 Miles to I-69

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,348	11,346	18,365
Avg. H/H Income	\$85,275	\$87,450	\$96,394

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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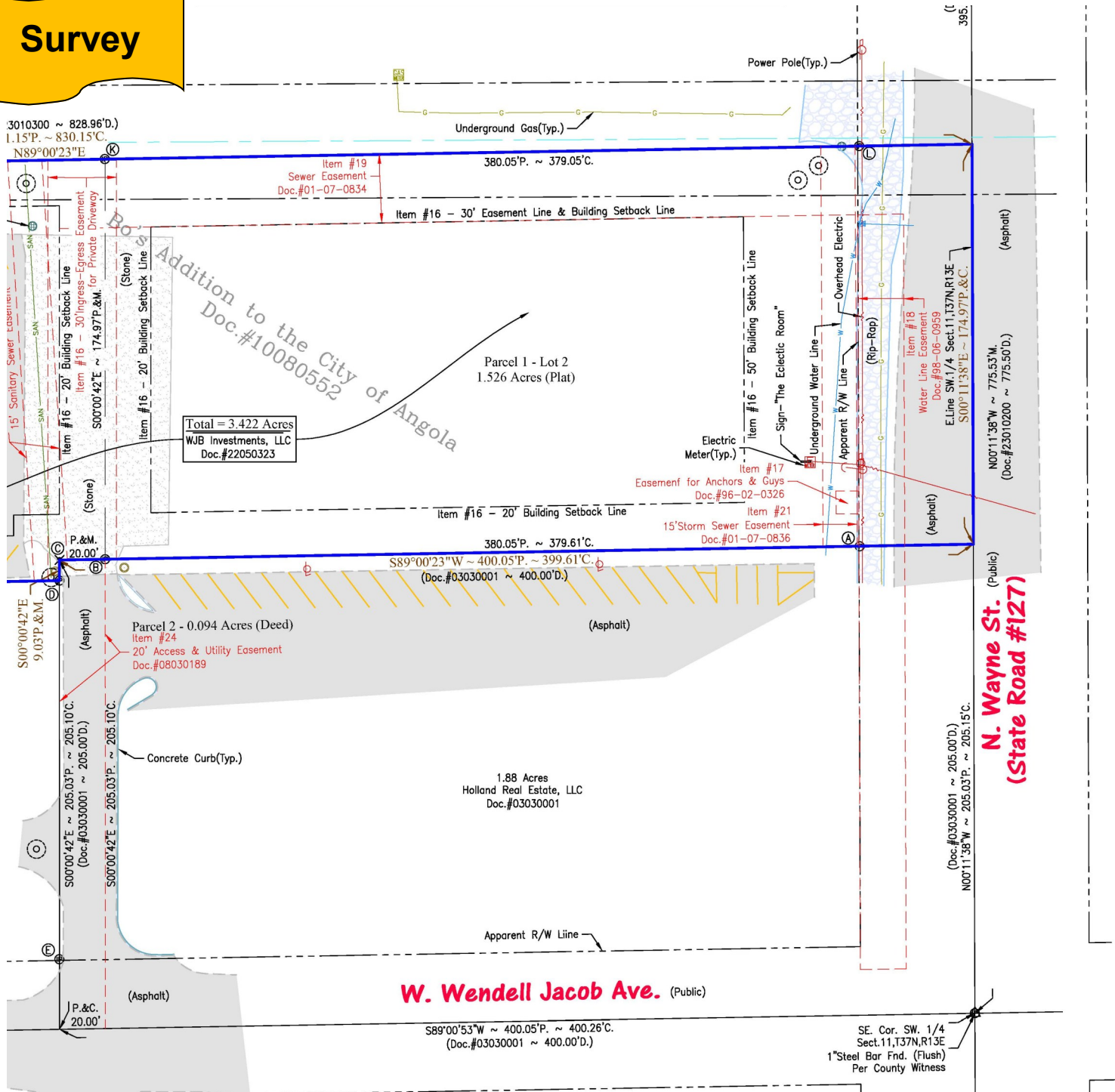
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Survey



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