

**Downtown Fremont Mixed-Use**

119 East Toledo Street
Fremont, IN 46737

**Mixed-Use Property For Sale or Lease**

The property at 119 East Toledo Street is a 4,476 SF mixed-use building with 850 SF of office space currently available for lease. The second floor includes two residential apartment units, and the ground floor offers two commercial spaces, one of which is fully leased.

The building is located on Fremont's main commercial corridor, just north of Angola and near the Michigan and Ohio state lines. It offers a strong income stream from established tenants with additional upside potential from the available commercial space.

Property Highlights

- ▶ Income-producing property
- ▶ One suite available for lease - 850 SF
- ▶ High visibility in Fremont's main corridor
- ▶ Easy access to I-90 and I-69
- ▶ **FOR SALE: \$240,000**
- ▶ **FOR LEASE: \$900/month Gross**

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

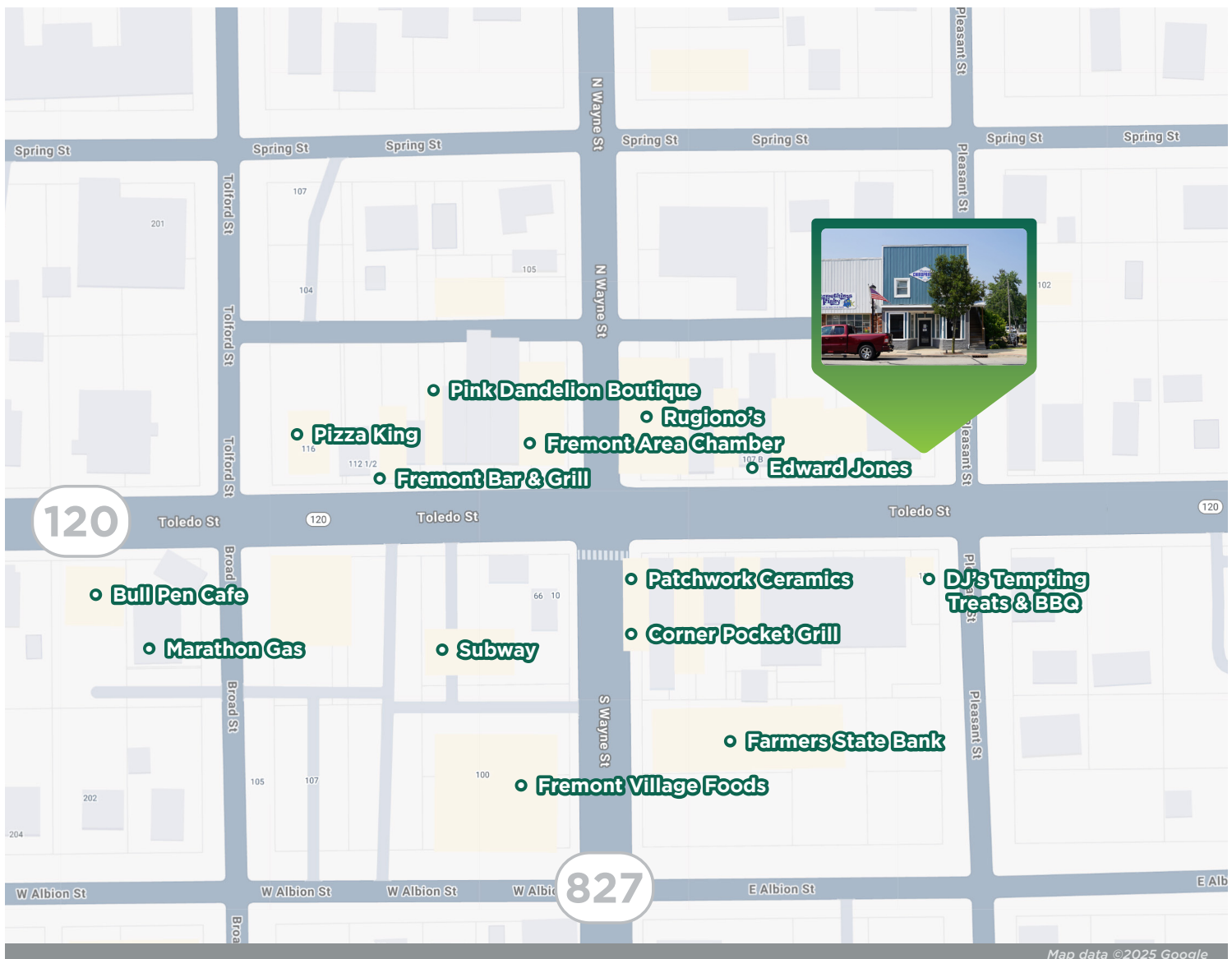
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Downtown Fremont Mixed-Use

119 East Toledo Street

Fremont, IN 46737



Map data ©2025 Google

Exceptional Location

This property is located on the eastern end of Fremont's charming downtown area. Downtown Fremont houses a good variety of local restaurants, unique boutiques, and speciality retailers.

Fremont is conveniently located along State Road 120, just a few minutes east of the major interchange of I-90 (Indiana Toll Road) and I-69, providing easy access to regional and interstate travel routes. The town is also located just south of the Michigan state line and a short drive west of the Ohio border.

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

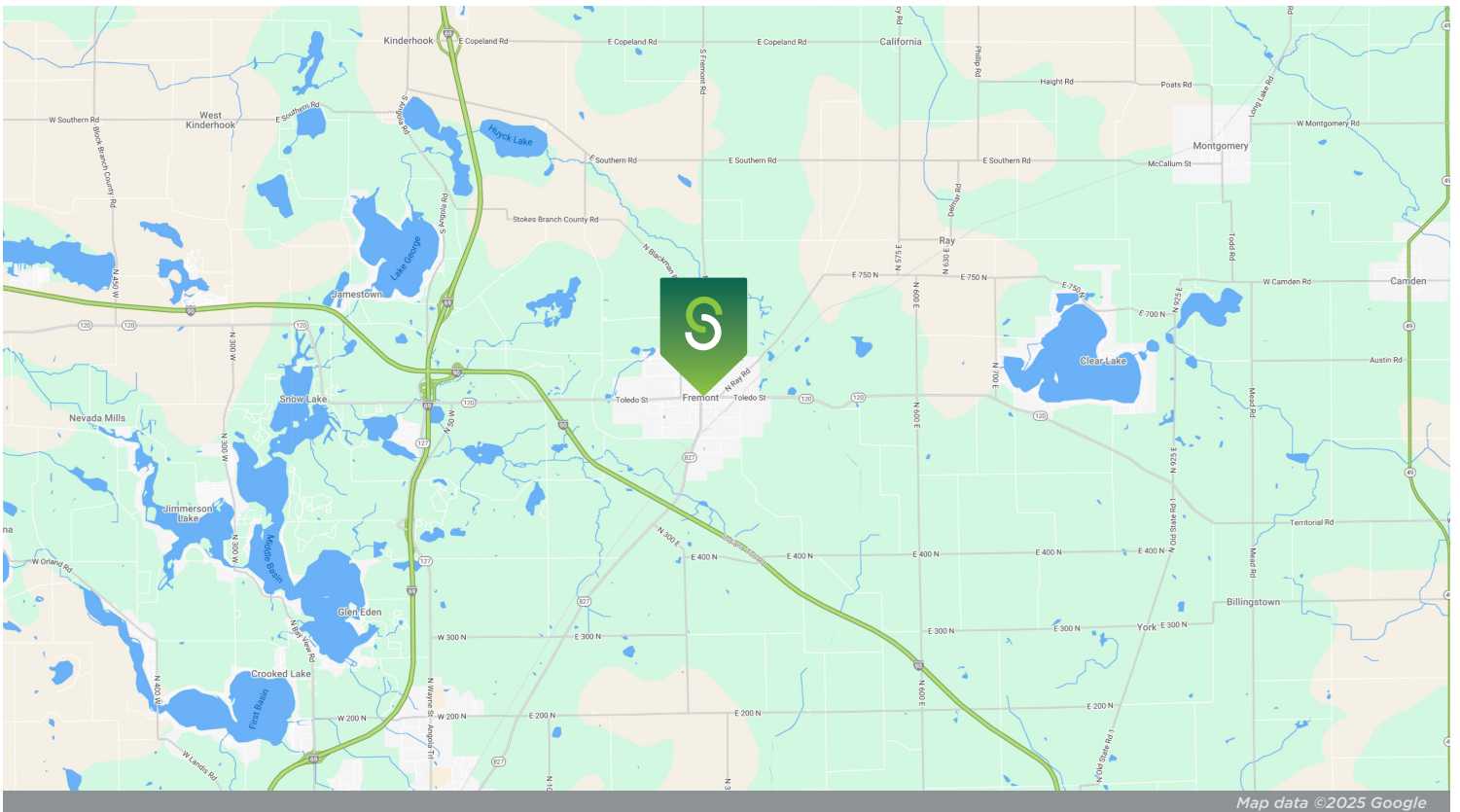
OFFICE/RETAIL

FOR SALE OR LEASE



Downtown Fremont Mixed-Use

119 East Toledo Street
Fremont, IN 46737



© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

IAN SMITH
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com

SturgesProperty.com

202 West Berry Street, Suite 500, Fort Wayne, IN 46802

260 424 8448



Downtown Fremont Mixed-Use

119 East Toledo Street
Fremont, IN 46737



PROPERTY INFORMATION

Address	119 E Toldeo St
City, State, Zip	Fremont, IN 46737
County	Steuben
Township	Fremont
Parcel Number	76-02-21-340-328.000-004
2024 Tax/Payable 2025	\$3,032.92

SALE INFORMATION

Price	\$240,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$900/month Gross
Terms	3-5 years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	4,476 SF	
Total Available	850 RSF	
Max Contiguous	850 RSF	
Units Available	RSF	Monthly Rate
• 119A	850	\$900

UTILITIES

Electric Provider	City of Fremont
Natural Gas Provider	City of Fremont
Water & Sewer Provider	City of Fremont

SITE DATA

Site Acreage	0.04 AC
Zoning & Description	CB
Nearest Interstate	I-90/I-69 - 3.6 miles
Traffic Count	5,000 VPD - SR 120/Toledo St

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office/retail
Year Built	1900
# of Stories	2
Construction Type	Wood
Roof	Metal/asphalt
Heating	Central
A/C	Central
Sprinkler	No
Elevators	No
Signage	Storefront

ADDITIONAL INFORMATION

- Retail/office property for sale or lease
- 850 SF available
- 2 apartments and 2 commercial units

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

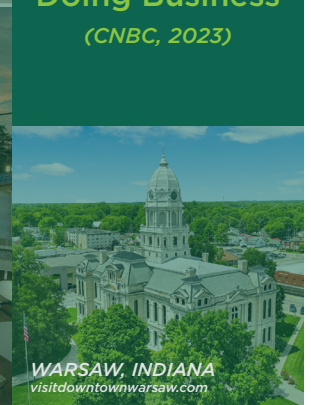
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



#13
Top States for
Doing Business
(CNBC, 2023)



7.5
Million
Annual
Visitors



\$2B
in Capital
Investment





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



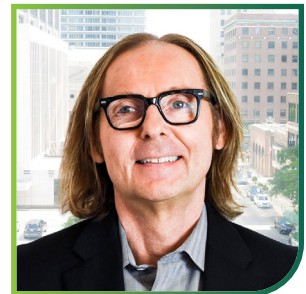
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.