

**1ST FLOOR SUITE FOR LEASE
123 S. 5TH Street – Goshen, IN**



Building Features

Gross bldg. area: 4,500 SF +/-
Rentable area: 1,600 SF
of floors: 2
Construction: Masonry & Frame
Building exterior: Brick
Heating system: Gas
Air cond. system: Central A/C
Parking: on-street

Special Features

- ❖ Renovated Historic Building
- ❖ Great location for Barber Shop, Beauty Shop or Cigar Bar!
- ❖ Landlord will install awning for signage over entrance door

Site Features

Land area:
Zoned: B-2
Utilities: san. sewer city water
gas storm sew.
sidewalks curb

Community Features

- ❖ Across from City Mayor's Office
- ❖ One block walk to downtown shopping district

Price: \$1,600 per month

36-Month Lease
Modified Gross Lease
Security Deposit Required