

COMMERCIAL BUILDING FOR SALE OR LEASE 502 N Indiana ~ Goshen, IN



Building Features

Gross bldg. area: 8,000 SF
Rentable area: 8,000 SF
of floors: 1
Construction: Steel
Building exterior: Steel
Heating system: Gas
Air cond. system: Central A/C
Parking: Surface - 10 spaces

Special Features

- ❖ (2) 14' overhead doors w/loading dock
- ❖ 18' eave height
- ❖ 660 SF office space
- ❖ (2) restrooms
- ❖ Enclosed Storage with 660 SF of mezzanine storage above the offices

Site Features

Land area: .60
Zoned: M-1
Utilities: san. sewer city water
gas storm sew.
sidewalks curb

Community Features

SE Corner of Chicago Ave and N Indiana Ave.
Across from the Old Bag Factory

Sale Price: \$325,000

Lease Price: \$4.00 PSF Triple Net

Financing: Cash at Closing

DISCLOSURE: Listing agent is related to Seller

**SELLER PREFERS TO SELL BOTH THIS
BUILDING AND 803 N. CHICAGO TOGETHER**