

COMMERCIAL BUILDING FOR SALE OR LEASE 803 N Chicago Ave. ~ Goshen, IN



Building Features

Gross bldg. area: 8,400 SF
Rentable area: 8,400 SF
of floors: 1
Construction: Masonry
Building exterior: Masonry
Heating system: Gas/Hot
Water/Baseboard
Air cond. system: Central A/C
Parking: Surface 25+/-

Special Features

- ❖ Multi-tenant Building (3 suites)
- ❖ Front suite office & showroom
- ❖ (2) overhead doors (center suite)
- ❖ (2) overhead doors (rear suite)

Seller will consider land contract or lease with option to buy.

Site Features

Land area: .53
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: \$300,000

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 502 N. INDIANA TOGETHER