

## 503 S. Main Nappanee, IN 46550

### PROPERTY HIGHLIGHTS

Sales Price: \$500,000

Total Size: 13,500 SF

Acreage: 0.55 acres

Building: 2 Story

7,500/SF 1st Floor

6,000/SF 2nd Floor

Parking: 28 spaces onsite + street parking

Zoning: R-4 Residential-Office District

Year Built: 1910

Construction: Masonry

Ceiling Height: 10'- 4' (Drop ceiling currently)

Elevator: Yes, freight only

Lighting: Fluorescent

Heating: Gas-Forced Air

Air-Conditioning: Yes

Fire Protection: No

Restrooms: One 1st floor, Two 2nd floor

Utilities: City Water & Sewer

Taxes: \$11,745.18



### PROPERTY DETAILS

Historic building located south of US 6 in downtown Nappanee, IN was originally built for George Freese's Sons Creamery. This location is on the edge of the downtown area making it a prime location for office use or redevelopment for residential use. The building features original hardwood floors upstairs, 2 stairwells (front and rear), air conditioning throughout, and a freight elevator. Excellent exposure on S Main Street (SR 19).

Office Configuration: 1st Floor: 6 private offices, 2 large open bullpen/showroom areas, waiting room, reception area/copier/printer/mail room, large breakroom, and storage area w/ overhead door.

2nd Floor: 10 private offices and 3 large open bullpen areas.



### Make contact.

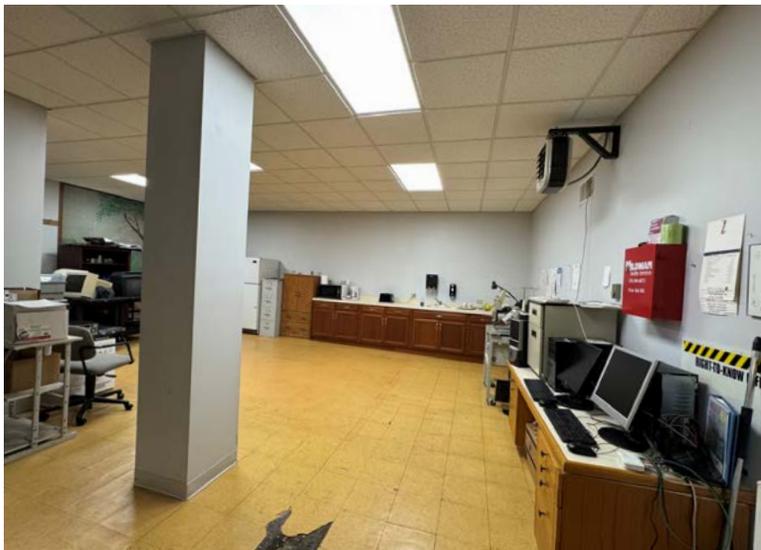
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### Make contact.

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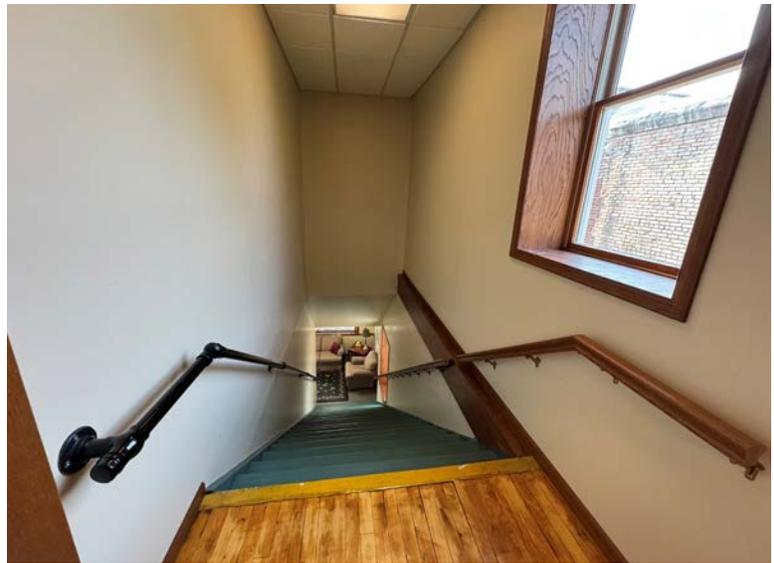
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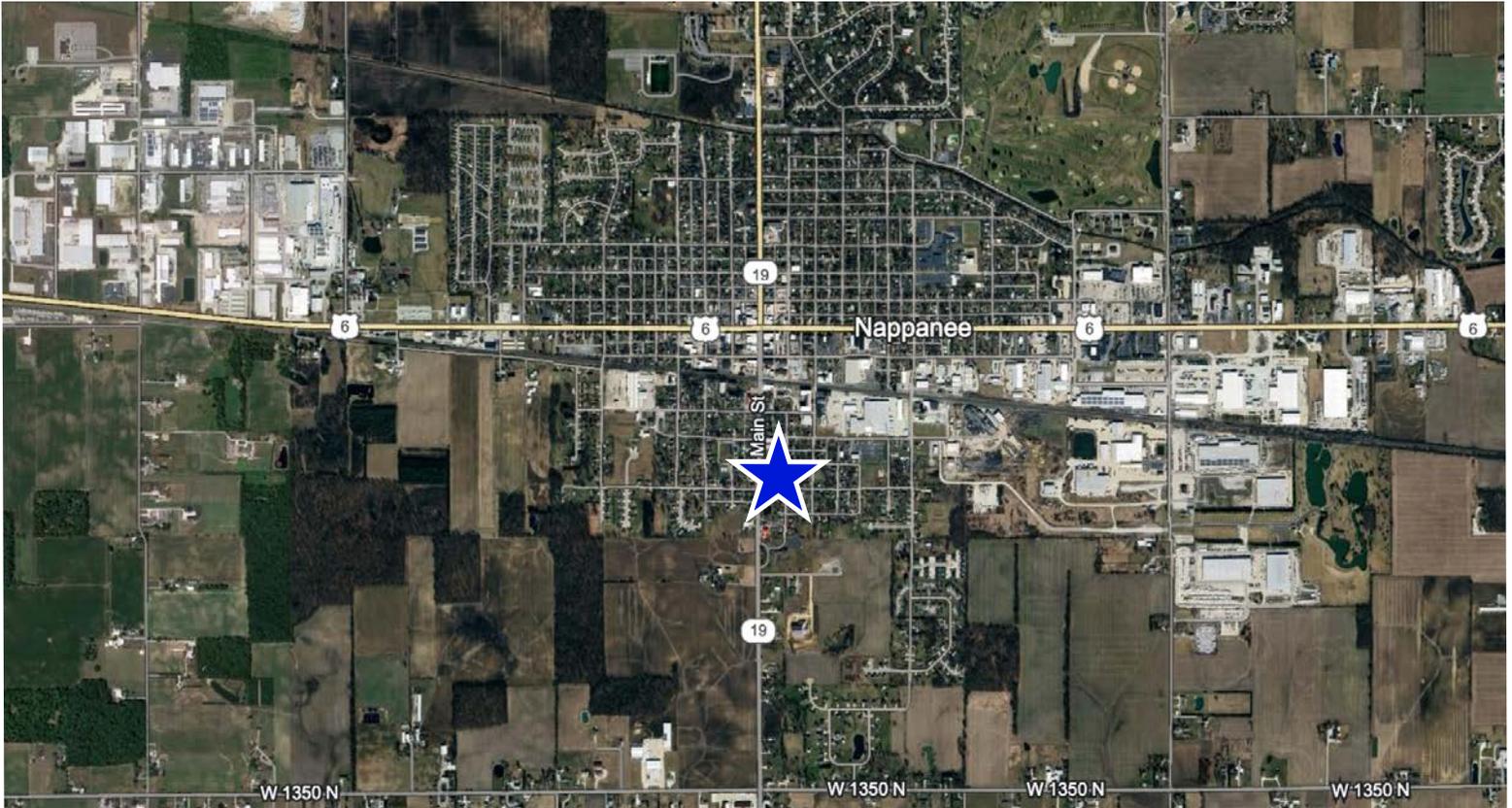


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