

\$1,595,000**720 W Bristol Street
Elkhart, IN 46514****PROPERTY HIGHLIGHTS**

Sale Price: \$1,595,000

Total Size: 35,119 SF

Land: 7.3 Acres

Zoning: B-3; Undeveloped lot zoned B-2

Year Built: 1975

Grade Level Doors: 1-9'x10' with opener

Docks: Cover dock platform

* 1-6'x8' overhead door into the building.

Eave Height: 17' with drop ceiling at 12'

Construction: Block & Steel

Roof: New Low-Slope Roof in 2025

Power: 208v/1200a/3-phase

Lighting: Fluorescent

Heating: Gas Forced Air Rooftop Unit

Air-Conditioning: Yes

Fire Protection: Yes, wet system

Restrooms: 4 Total

Utilities: City sewer & water

Taxes: \$24,182.70

**PROPERTY DETAILS**

Prime retail location on the North-West side of Elkhart, IN, just south of the Elkhart Municipal Airport. The building features a large showroom with offices and restrooms, separate service entrance with waiting room, service area, parts area with parts counter, warehouse area with offices, restrooms, and breakroom, compressor room, dyno tuning room for motorcycles, and a security system. The exterior of the building features just over 2 acres of paved parking area, a fenced in storage area in rear of the building, and additional undeveloped land on the northside. The property has an entrance on Bristol St (SR 19) with a large pole mounted sign and multiple entrances on CR 7 with a second large pole mounted sign. The owner may consider a lease option on the property.

**Make contact.**

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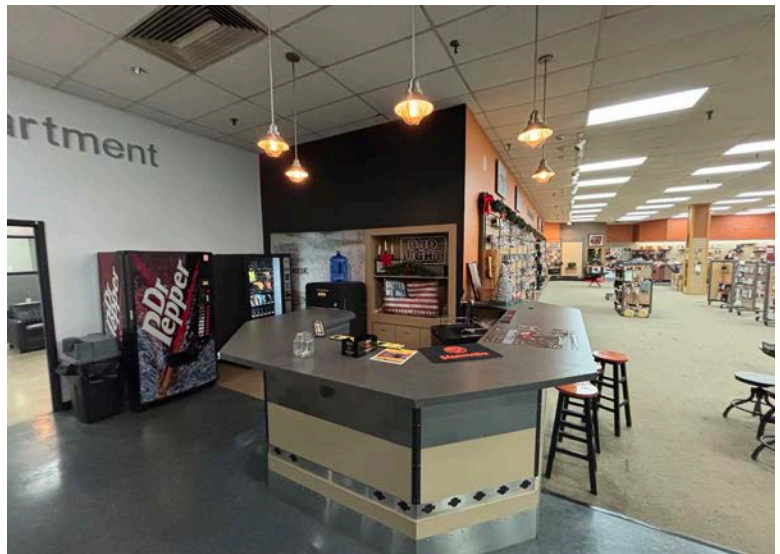
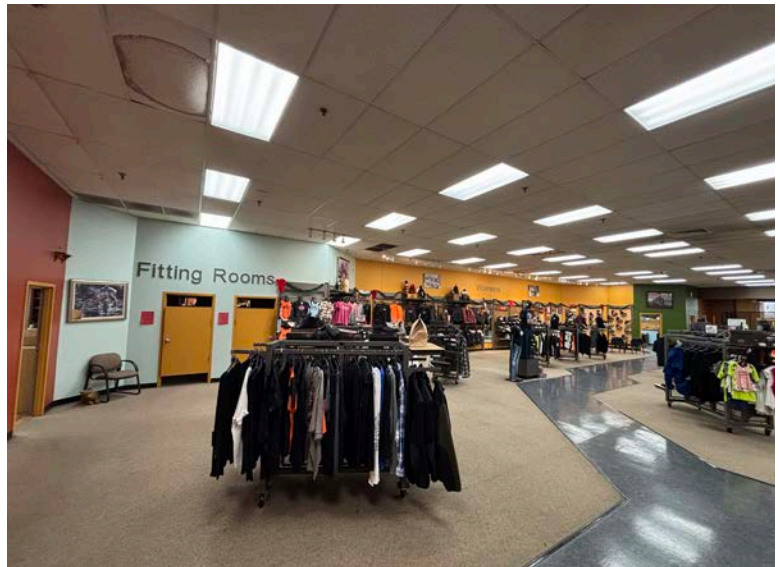
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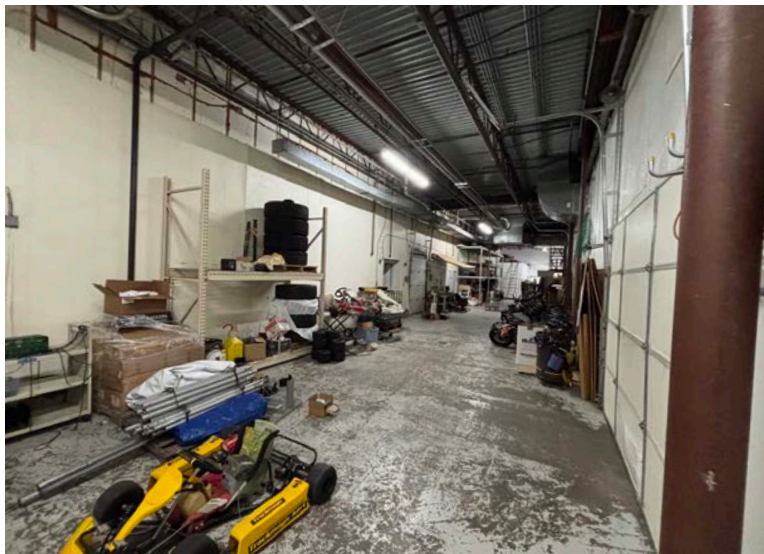
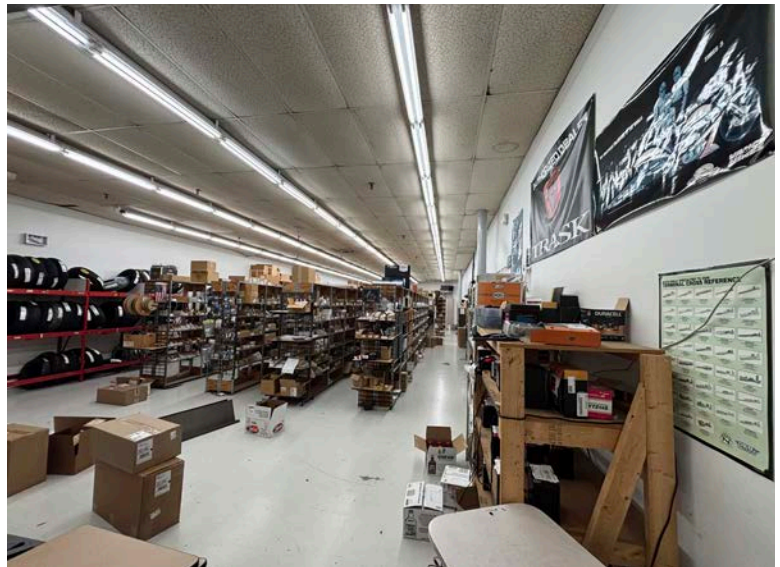
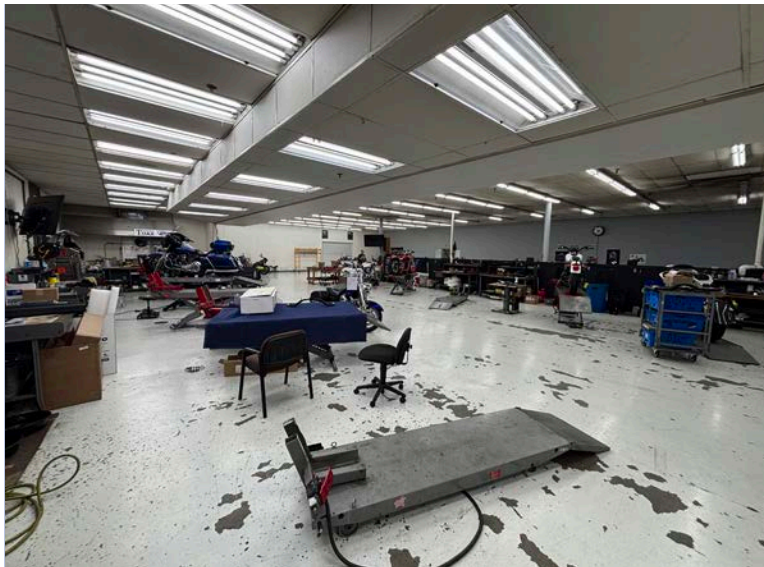


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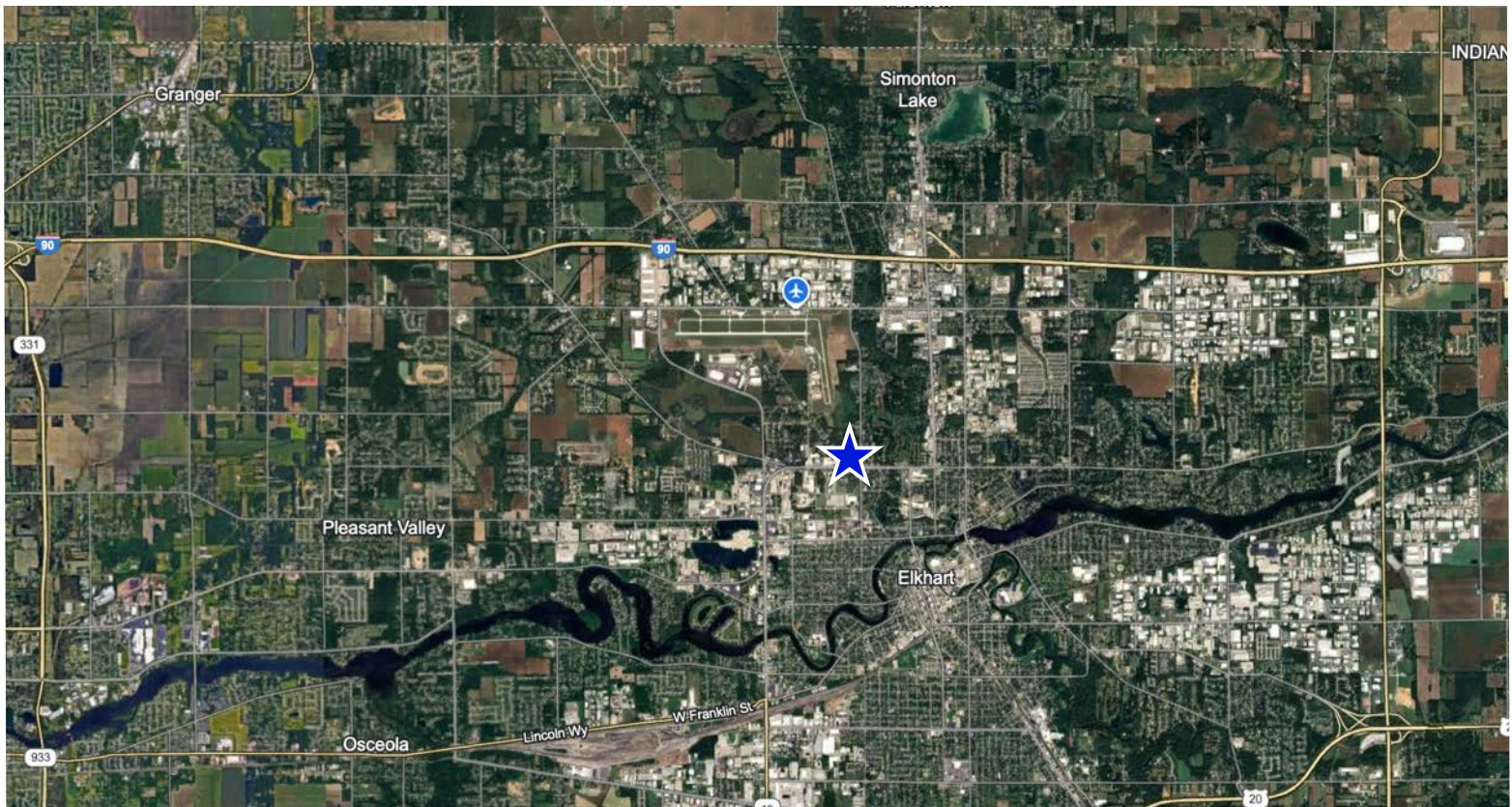


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