

PROPERTY HIGHLIGHTS**Sale Price:** \$695,000**Total Size:** 16,504 SF**Building:** 14,980 SF**Office/House:** 1,524 SF**Land:** 1.07 Acres**Zoning:** M-2 Manufacturing**Year Built:** 1977 Bldg. & 1910 Office/House**Dock:** 1 w/ double well**Grade Level Doors:** 1 - 20' x 15' w/ opener**Eave Height:** 17' eaves**Construction:** Pole**Building Dimensions:** 60' x 240'**Bay Spacing:** Clear span**Roof:** Metal**Power:** 400 Amp, 480/208 Volt, 3-Phase**Lighting:** LED**Heating:** Gas Radiant Tube**Restrooms:** 1 in office/house**Utilities:** City water and sewer**Taxes:** \$11,039.10**1720 S Main Street
Elkhart, IN 46516****PROPERTY DETAILS**

Great opportunity to own a unique property with high visibility and potential rental income. Run your business out of the building while occupying the house or renting it out. The property is located south of downtown Elkhart with approx. 285' of frontage on S. Main St and 1.3 miles to the US 20 Bypass.

Building: Features LED lighting, airlines, 480v power, radiant heat, and property is fenced and gated.

Office/House: 3 to 4 bedrooms or offices possible, full kitchen with new appliances, 1 full bathroom, new electrical service and plumbing, new carpet, laundry, 2 mini-splits, partial basement, and 672/SF detached garage w/ new doors.

Occupancy will be 30 to 60 days; the building is currently occupied.

Make contact.

Brent C. Miller, SIOR
Principal, Managing Broker
Cell: 574-536-4438
Direct: 574-501-3202
brentm@endeavour-grp.com

Endeavour Commercial
22047 Endeavour Dr., Elkhart, IN 46514
P 574-292-7995
endeavour-grp.com









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