ENDEAVOUR COMMERCIAL

OFFICE PROPERTY FOR SALE

# 609 W Lincoln Avenue
# Goshen, Indiana

## PROPERTY HIGHLIGHTS

**PRICE: $849,000**
**Total Size: 8,708 SF**
**Land: .66 acres**
**Zoning: B-3**
**Year Built: 1974 w/second story added 1988**
**Grade Level Exterior Doors – 0**
**Ceiling Height: 11′ – 12′**
**154′ Frontage on Lincoln Avenue**
**Construction: Brick**
**Power: 400A / 250 V**
**Lighting: Fluorescent**
**Security System: Yes**
**Heating: Gas-Forced Air**
**Air-Conditioning: Yes**
**Fire Protection: Yes**
**Restrooms: 3**
**30 parking spaces (back and side)**
**Utilities: City Water & Sewer**
**Taxes: $21,852.84 (2025)**



## PROPERTY DETAILS

Very well maintained 8,708 SF Office Building with 154′ of frontage in excellent location in Goshen. This attractive building features 9 offices and conference room with two bathrooms on main floor. The upstairs second floor space features 3 offices and large open bull pen area, unisex bathroom and spacious break room with kitchenette area. Two separate stairways for access to second floor.The building is accessible by the main entrance and two (2) additional exit doors. There are 20 parking spaces in the back and 10 parking spaces along the side of the building.




## Make contact.

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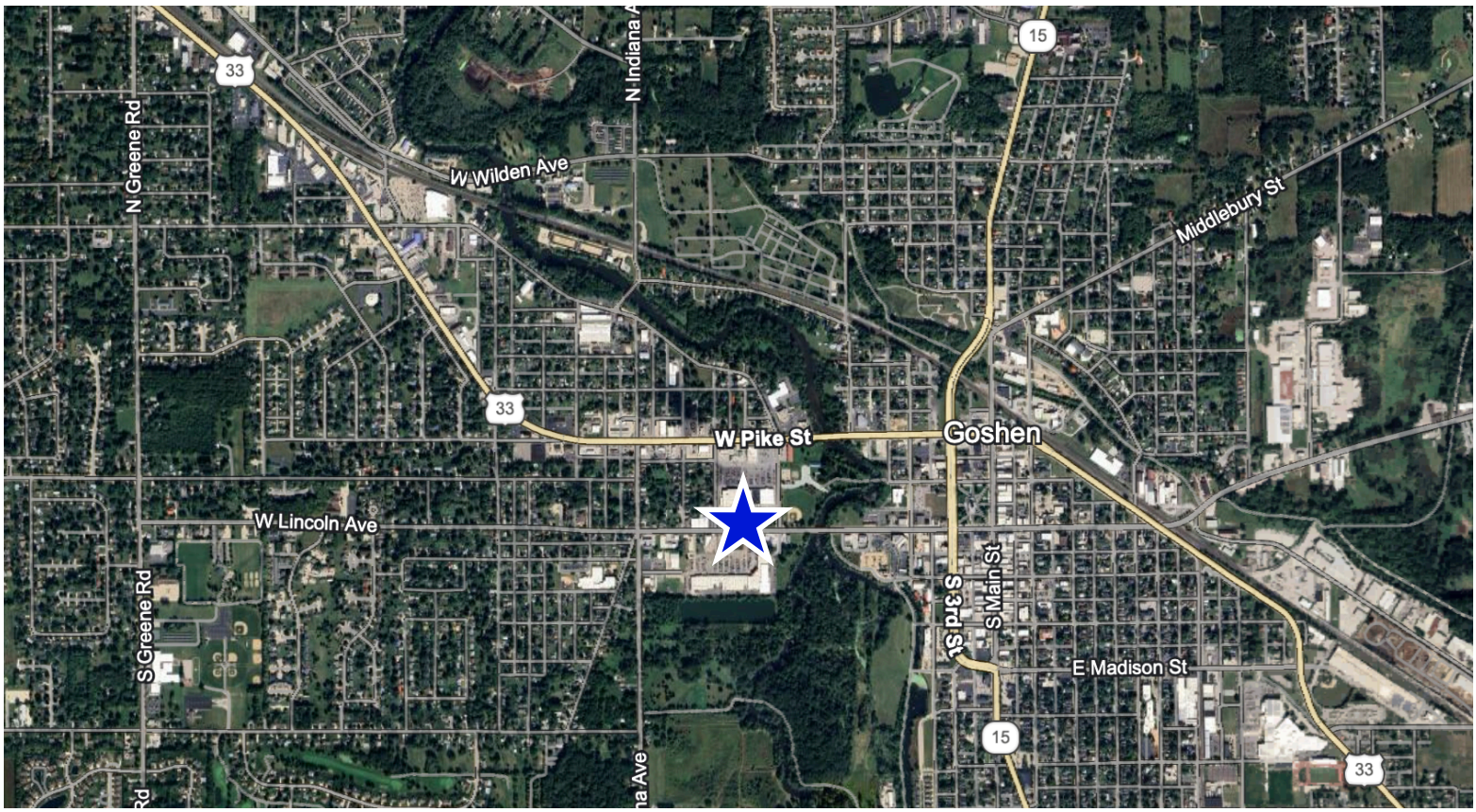



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