

**Commercial Building / Nappanee, IN / State Road 6
Frontage / Investment Opportunity
72355 COUNTY RD 3
Nappanee, IN 46550**

\$1,250,000
3± Acres
Elkhart County



Commercial Building / Nappanee, IN / State Road 6 Frontage / Investment Opportunity
Nappanee, IN / Elkhart County

SUMMARY

Address

72355 COUNTY RD 3

City, State Zip

Nappanee, IN 46550

County

Elkhart County

Type

Commercial

Latitude / Longitude

41.443487 / -86.021995

Taxes (Annually)

8000

Acreage

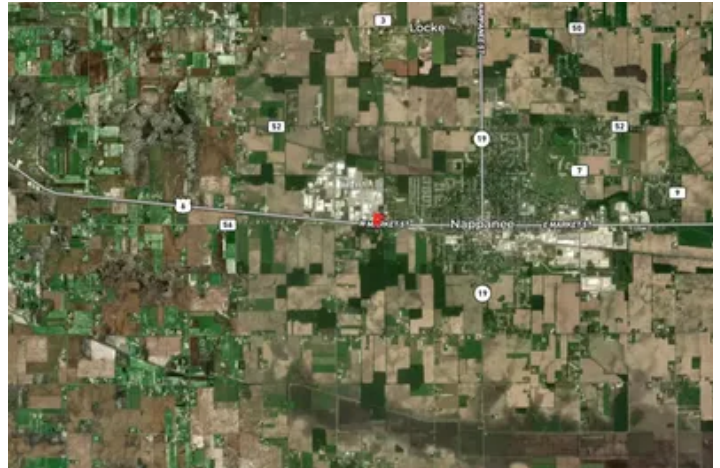
3

Price

\$1,250,000

Property Website

<https://indianalandandlifestyle.com/property/commercial-building-nappanee-in-state-road-6-frontage-investment-opportunity-elkhart-indiana/47381/>



Commercial Building / Nappanee, IN / State Road 6 Frontage / Investment Opportunity Nappanee, IN / Elkhart County

PROPERTY DESCRIPTION

Location: The property is located in Nappanee, Indiana, which is an important factor for potential investors. Being situated on a main strip in the town can offer good visibility and accessibility.

Building Size: The property includes a 21,450 square foot building. This is a sizable space that could be suitable for various types of businesses or tenants.

Income-Producing: The property has a history of generating income, which is a positive indicator for potential investors. It's currently leased on a month-to-month basis with current tenant wanting 1-3 year lease. There are prospects for future leasing, providing a stable income potential.

Acreage: The property includes 3 +/- acres, which could provide space for additional development or outdoor usage, depending on the needs of potential tenants.

Road Frontage: The property has excellent road frontage on State Road 6, which can be advantageous for businesses seeking visibility and easy access.

Versatility: The building can be split into two units, which offers flexibility for different tenants or income opportunities. This can be a valuable feature for attracting a variety of businesses.

Amenities: The property includes essential amenities like bathrooms, a sprinkler system, an office area, dock doors, and electrical infrastructure, which can be important for various types of businesses.

Investing in commercial real estate can be a lucrative venture, and this property appears to have several positive aspects that could make it a valuable investment opportunity.

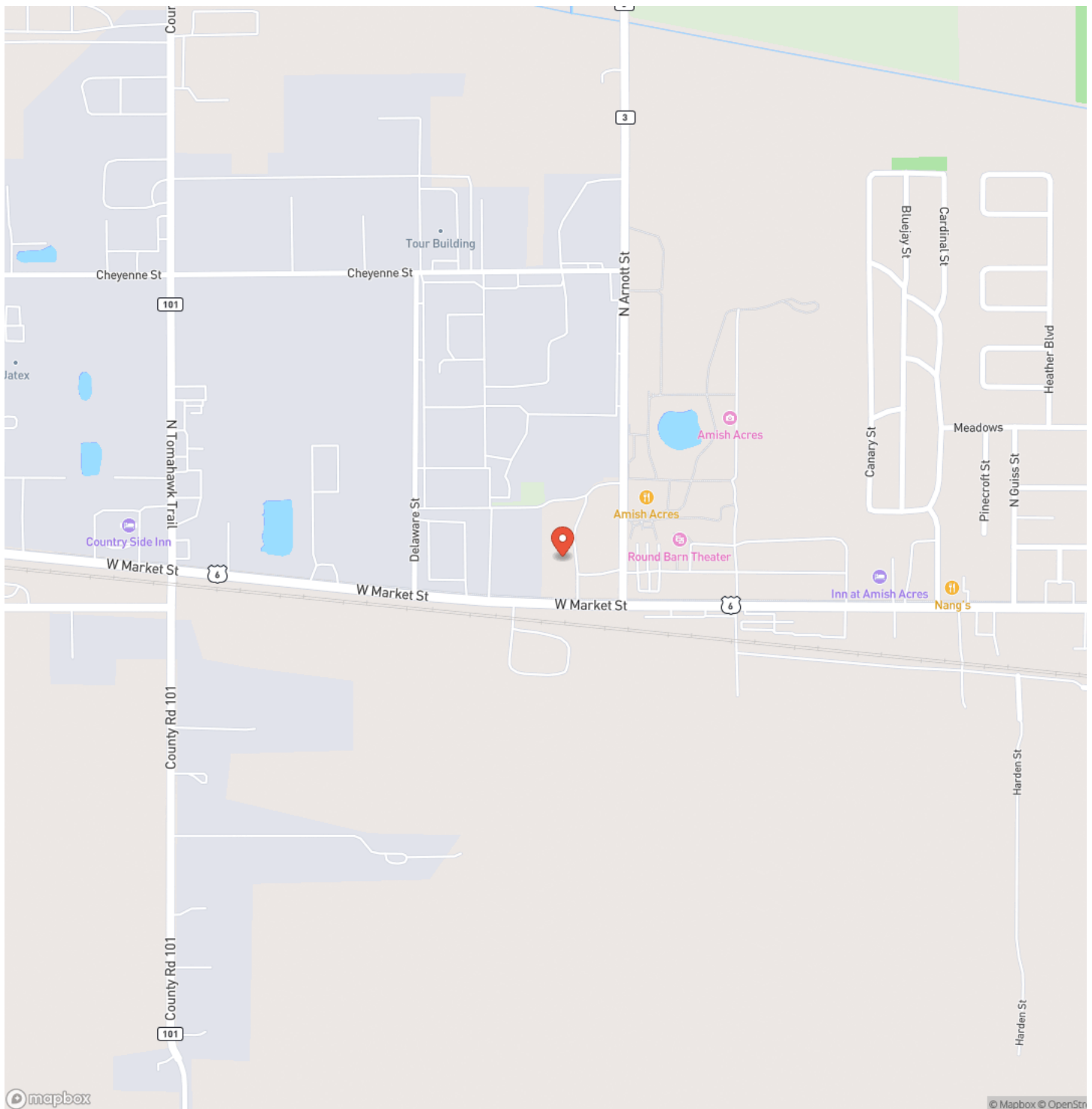
For more information contact listing agent Brecken Kennedy at [\(260\) 578-7661](tel:2605787661) or by email at mossyoakbrecken@gmail.com



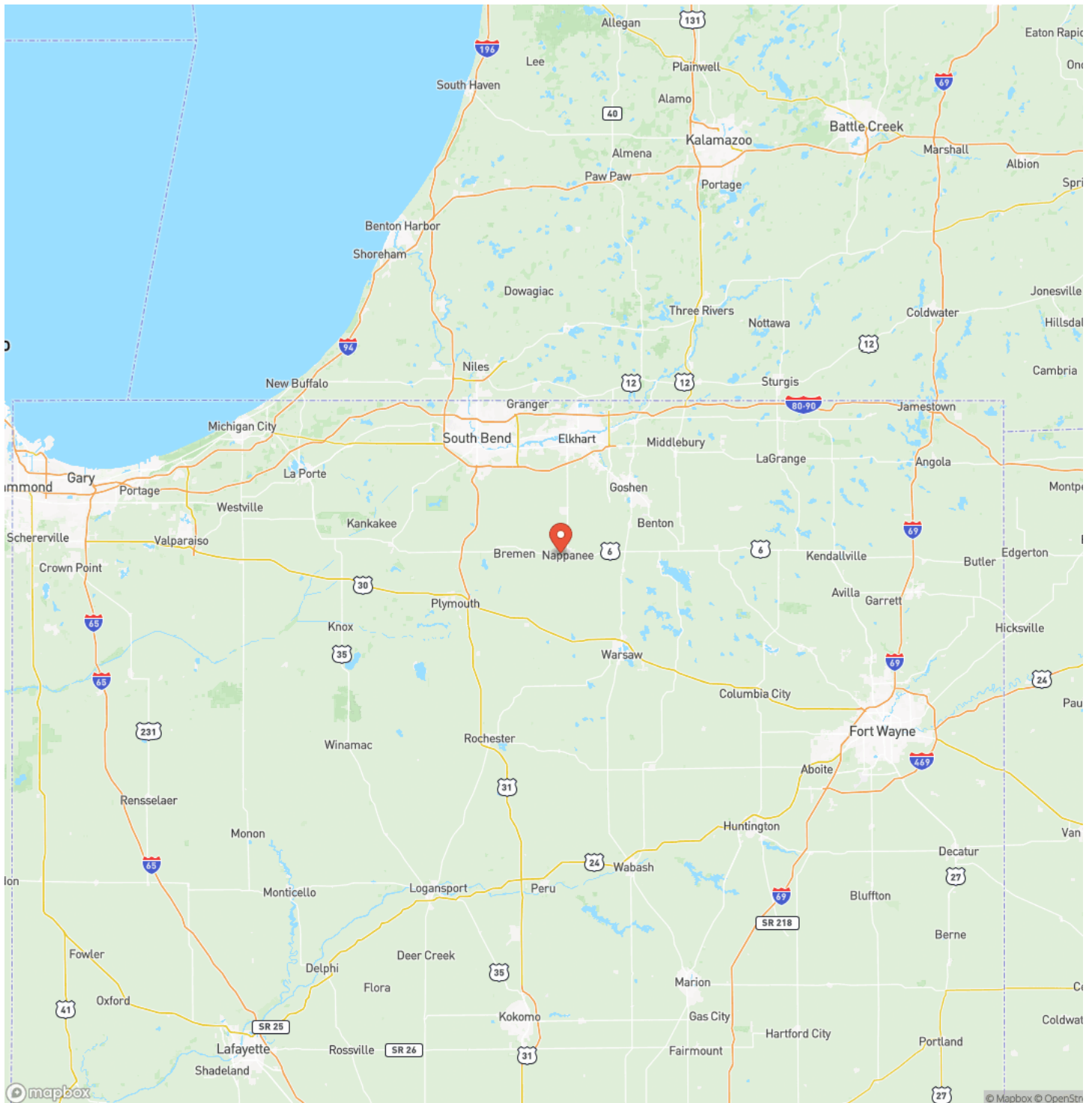
Commercial Building / Nappanee, IN / State Road 6 Frontage / Investment Opportunity
Nappanee, IN / Elkhart County



Locator Map



Locator Map



Satellite Map



Commercial Building / Nappanee, IN / State Road 6 Frontage / Investment Opportunity
Nappanee, IN / Elkhart County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 578-7661

Office

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

2814 W 1150 N

City / State / Zip

North Manchester, IN 46962

NOTES

[illegible]

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

[illegible]

<https://indianalandandlifestyle.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>