

Multi-Use Building For Sale

2811 E Michigan Blvd.

Trail Creek, Indiana 46360

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Opportunity to Generate Extra Income or Live Where you Work!



Snapshot

Building Size:	4,080 SF Total 1,920 SF Office 2,160 SF Apartment
Land:	0.43 Acres
Year Built:	1977; Remodeled 2021
Zoning:	B2
Parking:	Ample outdoor parking
Signage:	Monument Signage Available
Utilities:	Well water, public sewer
HVAC:	New furnace, separately controlled.

Reduced Price: \$330,000 (~~\$350,000~~)

Property Details

This is an excellent opportunity to own an investment property in fast-growing Michigan City. The property has two floors and a 10' x 12' shed that can be used to store files and/or equipment.

The first floor is a beautifully maintained office space with four offices that can fit multiple working spaces, a conference room, restroom, a reception room with seating area, and storage. This 1,920 SF space was previously occupied by a law firm. With minor modifications, the first floor can be converted into retail space suitable for computer sale, grocery store, gift shop, liquor store, etc. All of the rooms have 10' ceilings and windows providing tons of natural light throughout. The building has multiple entrances including a rear door providing a great place to enjoy a lunch break outdoors.

The spacious second floor apartment is 2,160 SF with high-end finishes; granite countertops, kitchen island, LVT flooring, and many windows providing more natural light. The apartment offers a washer & dryer hookup and two upgraded bathrooms with showers which can easily be made into two income-producing apartments with the addition of a kitchen. This is an excellent opportunity to generate extra income or for anyone who wants to live where they work. Save time and avoid the cost and hassle of transportation with this ideal property.

*This property also has a vacant land parcel available for potential expansion.

[CLICK HERE FOR PERMITTED USES](#) [VIEW PROPERTY ONLINE](#)

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Mishawaka, Indiana
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Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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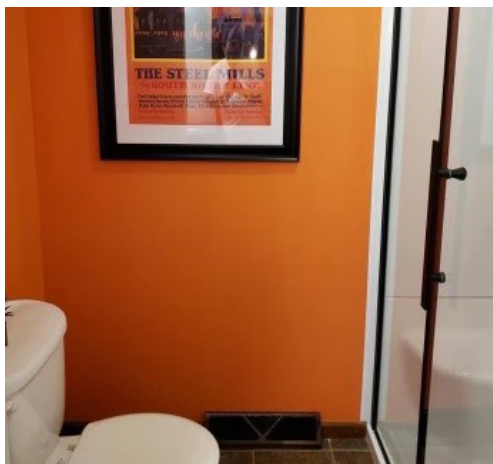
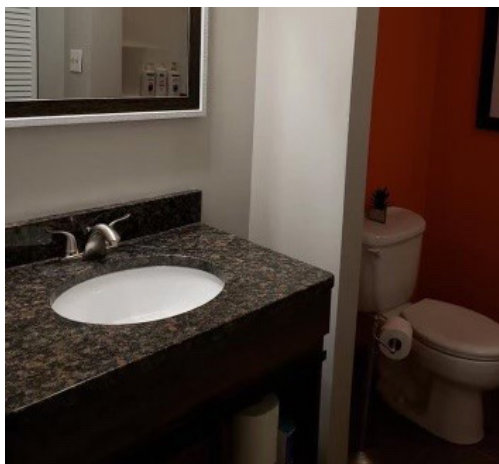
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Property Photos



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Located in Fast-Growing Michigan City



Location

This building is conveniently located on E. Michigan Blvd. (US 20) in Michigan City, IN with an average daily traffic count of over 13,000 vehicles per day, providing easy access to Michigan City's waterfront and beaches, the City of LaPorte and the small beach towns along the coast of Lake Michigan. The property is surrounded by local and national retailers, commercial businesses and residential neighborhoods. It is only 3 miles from US 12, 4 miles from I-94, and 4 miles from US 35 providing access to the I-80/90 Toll Road.

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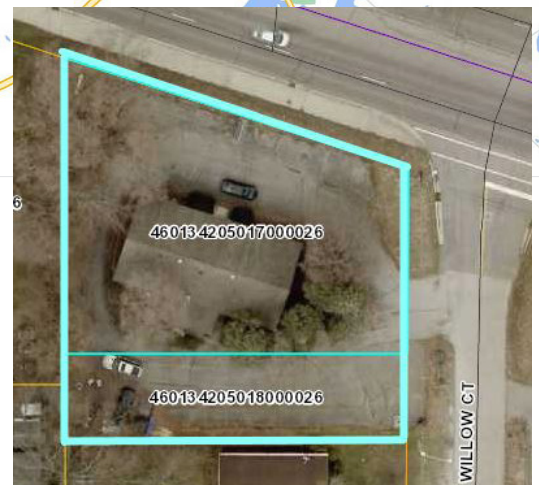
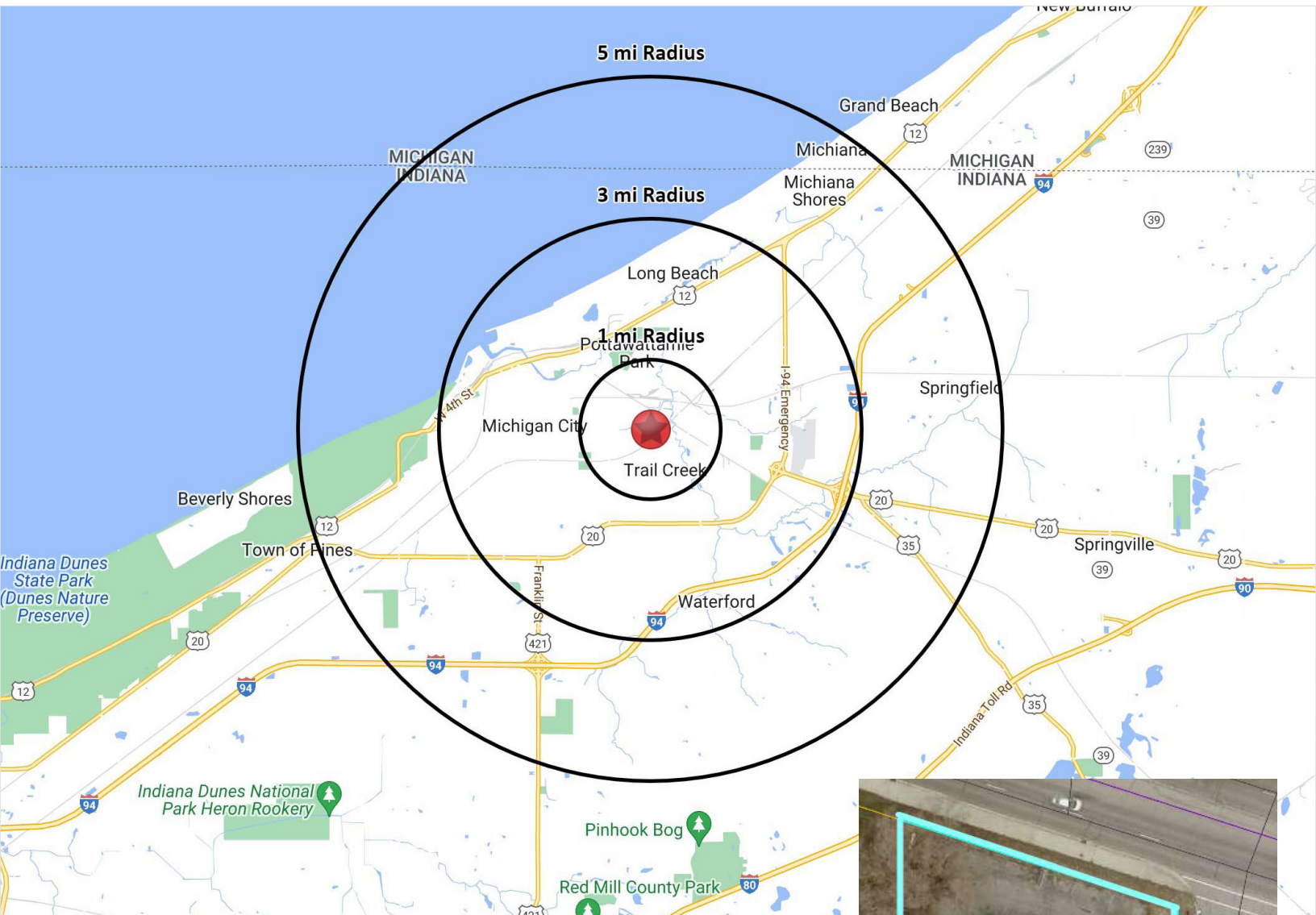
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Convenient Access to Major State Roads and Interstates



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,884	35,303	45,700
NUMBER OF HOUSEHOLDS	2,877	14,240	18,563
AVERAGE HOUSEHOLD INCOME	\$59,845	\$62,625	\$68,940
MEDIAN HOME VALUE	\$110,878	\$132,883	\$152,899

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