

FOR SALE

MULTI-USE BUILDING



HUNTINGTON HERALD PRESS

7 N. JEFFERSON ST., HUNTINGTON, IN 46750

PROPERTY HIGHLIGHTS

- Located in downtown Huntington, IN
- Sits on the bank of the Little River
- Zoned B-1 (Business District)
- Historically Significant – Indiana Herald founded 1848
- Four downtown parcels
- Frontage on two streets
- PRICE REDUCED FROM \$445,000

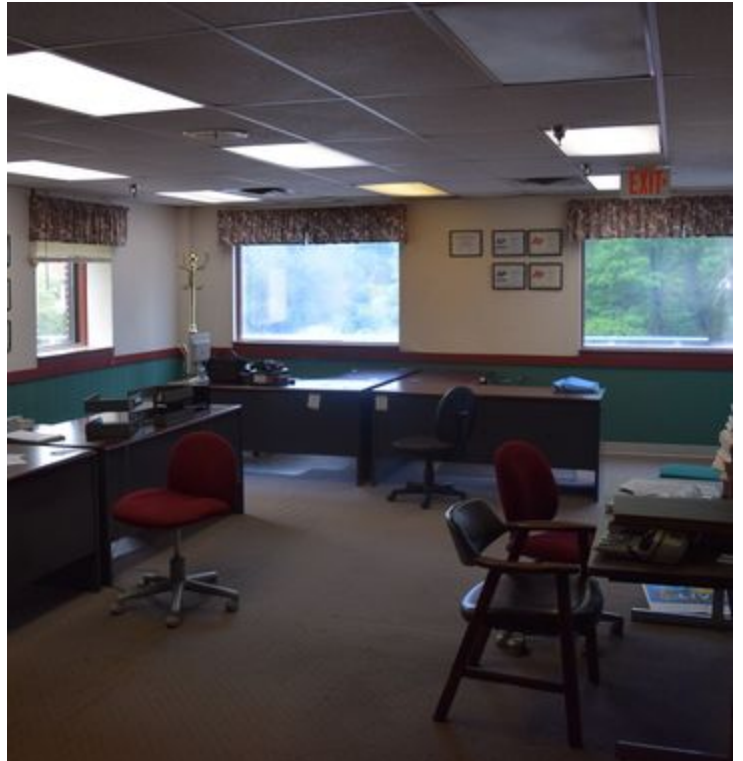
SALE PRICE

\$445,000

\$355,000

OFFERING SUMMARY

Available SF:	
Building Size:	24,732 SF
Lot Size:	0.7 Acres
Year Built:	1958
Renovated/Addition:	1991
Zoning:	B-1 (Business District)
Market:	Huntington
Price / SF:	\$14.35

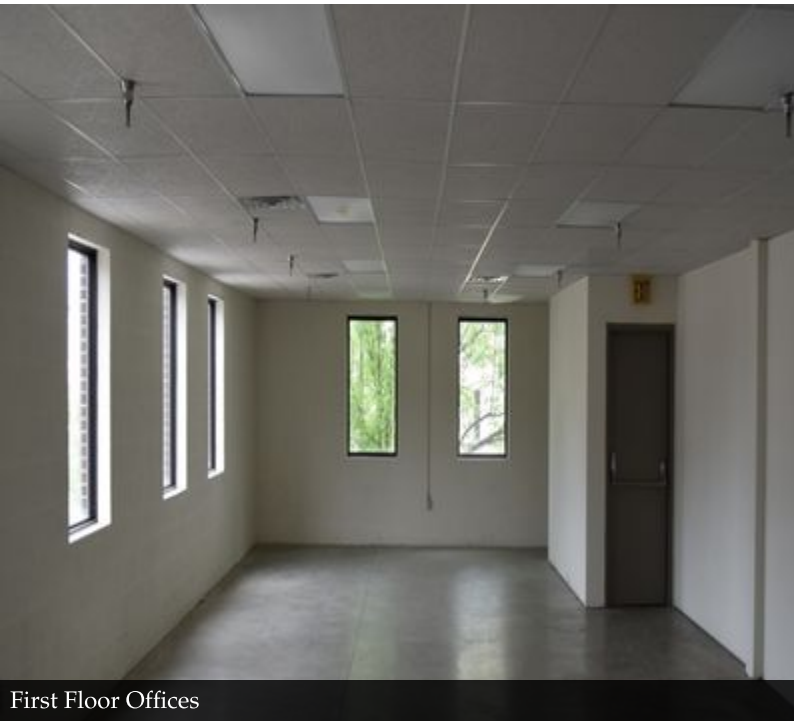


PROPERTY DESCRIPTION

WHITELOCK BUILDING | 7 N. JEFFERSON ST., HUNTINGTON, IN 46750 | FOR SALE



First Floor Offices



First Floor Offices

BUILDING/SITE

Building Size	19,649 SF
Basement Size	5,083 SF
Number of Stories	Two-story, plus basement
Site Acreage	0.7 AC
Overhead /Drive-In Door	One (1)
Condition	Good
Former Use	Newspaper/Printing
Property Type	Mixed-use/Office, Industrial
Zoned	B-1 (Business District)
Construction	Brick/Masonry/Metal
Roof	Built-up/Gravel Coating
Ceiling Height	Varies
Heating & A/C Systems	Central - Roof Top
Sprinklers	Partial

OPERATING

Electricity Provider	Duke Energy
Natural Gas Provider	NIPSCO
Water/Sewer Provider	City of Huntington

TRANSPORTATION/TRAFFIC

Nearest Highway	US 224 - Adjacent
Nearest Interstate	I-69 - 8.5 Miles
Fort Wayne International Airport	22 Miles
Traffic - S. Jefferson St.	22,110 VPD
Traffic - N. US 24 E	16,040 VPD

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Second Floor Apartment



Second Floor Apartment

PROPERTY TAXES

Parcel Number	35-05-15-400-317.700-005
Assessed Value	\$237,400
Tax Year 2019 Payable 2020	\$8,637 Annual Taxes
Taxes per SF	\$0.44

DEMOGRAPHICS

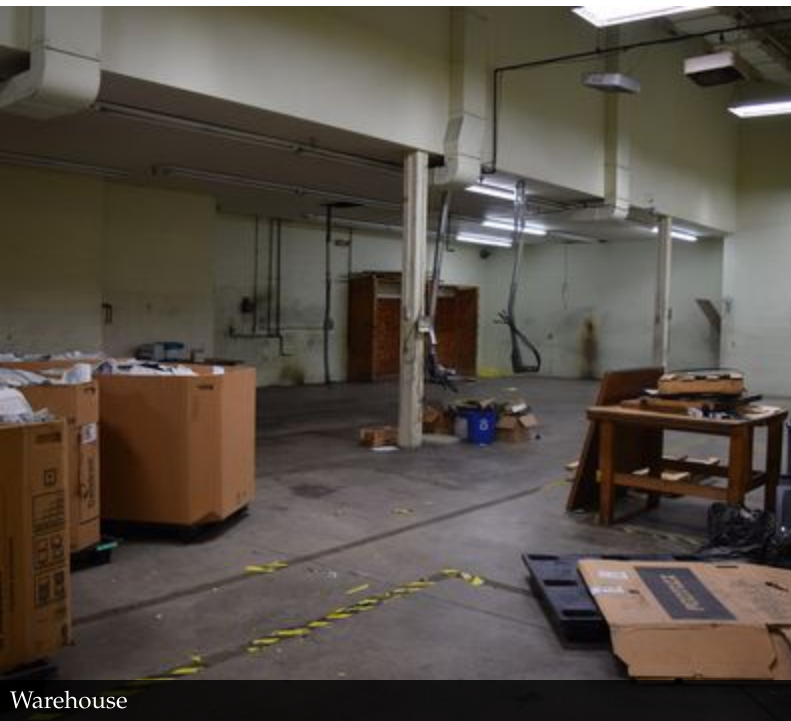
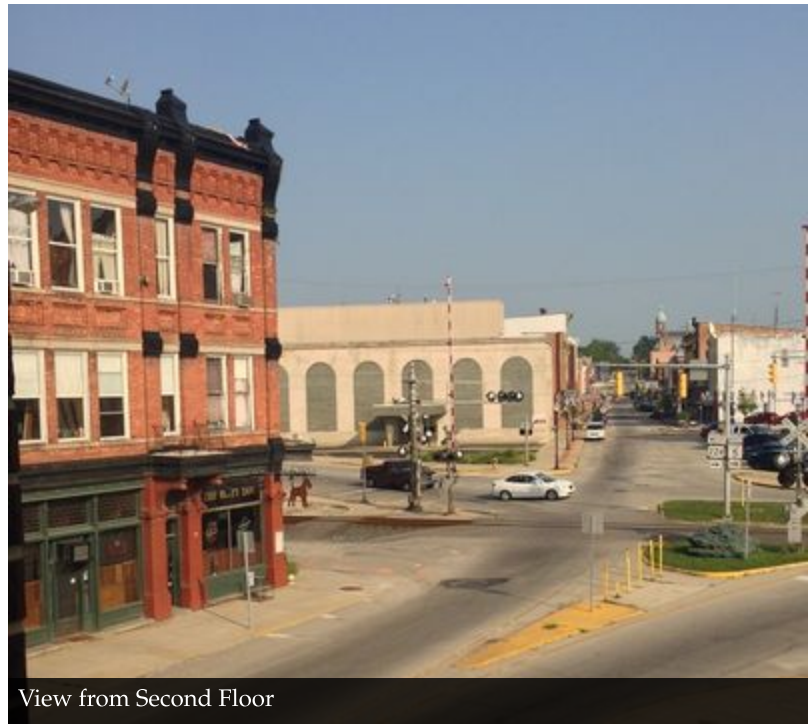
	1 MILE	3 MILE	5 MILE
Total Households	4,238	7,493	8,754
Total Population	10,855	19,678	22,993
Average HH Income	\$51,147	\$56,286	\$59,390

PROPERTY DESCRIPTION

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ADDITIONAL PHOTOS

WHITELOCK BUILDING | 7 N. JEFFERSON ST., HUNTINGTON, IN 46750 | FOR SALE



LOCATION DETAILS

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