

SALE

RETAIL



COMMERCIAL BLDG 6 & 9



2740 E US 6, KENDALLVILLE, IN 46755

PROPERTY HIGHLIGHTS

- Situated at the lighted intersection of U.S. 6 and S.R. 9
- One of a few properties zoned to permit year-round sale of fireworks
- Private parking on a paved lot
- Direct access from U.S. 6
- Area amenities include retail, restaurants and more

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	1.1 Acres
Total Building Size / 1,512 & 2,160 SF	3,672 SF



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BRADLEYCO.COM



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GENERAL INFORMATION

Number of Buildings	Two (2)
Number of Stories	One (1) - Both buildings
Condition	Good
Year Built	1950
Former Use	Retail
Property Type	General Retail

PROPERTY TAXES

Parcel Number	57-04-33-100-002.000-010
Assessment Total	\$239,700
Land	\$170,000
Improvements	\$69,700
Annual Taxes: 2020 Payable 2021	\$2,753.85
Taxes Per Sq. Ft.	\$0.75

BUILDING INFORMATION

Building One	2,160 SF
Overhead Doors	1 - 10 ft. x 10 ft.
Common Exterior Door	One (1)
Restrooms	One (1)

Building Two	1,512 SF
Overhead Doors	1 - 10 ft. x 12 ft.
Common Exterior Door	One (1)
Restrooms	One (1)

TRANSPORTATION

Nearest Highway	US 6 & SR 9 - Direct Access
Fort Wayne International Airport	8 Miles

TRAFFIC COUNTS

US 6	19,190 VPD
Goodwin Place	10,900 VPD

SITE INFORMATION

Site Acreage	1.106 AC
Zoned	Commercial
Parking Lot	Surface, Asphalt
Parking Spaces	12

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	267	4,101	16,278
Total Households	103	1,687	6,491
Average HH Income	\$50,660	\$50,091	\$50,794

STRUCTURAL INFORMATION

Construction	Wood Frame / Metal Siding
Site Dimensions	40 ft. x 54 ft. / 24 ft. x 63 ft.

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