

FOR SALE

COMMUNICANA BUILDING



421 S 2ND STREET ELKHART, IN 46516

PROPERTY HIGHLIGHTS:

- Historic Elkhart Truth Building located in Downtown Elkhart Indiana
- Mixed-use office/retail/warehouse building on large corner downtown lot
- Suites range from 3,000 to 30,000 SF
- Located in CBD close to restaurants, government & Professional offices
- Located in Opportunity Zone and is eligible for major tax incentives
- Site is eligible for discounted three-way license via the Elkhart Riverfront Development district
- Large price reduction already granted by owner
- Sale Price: \$579,000

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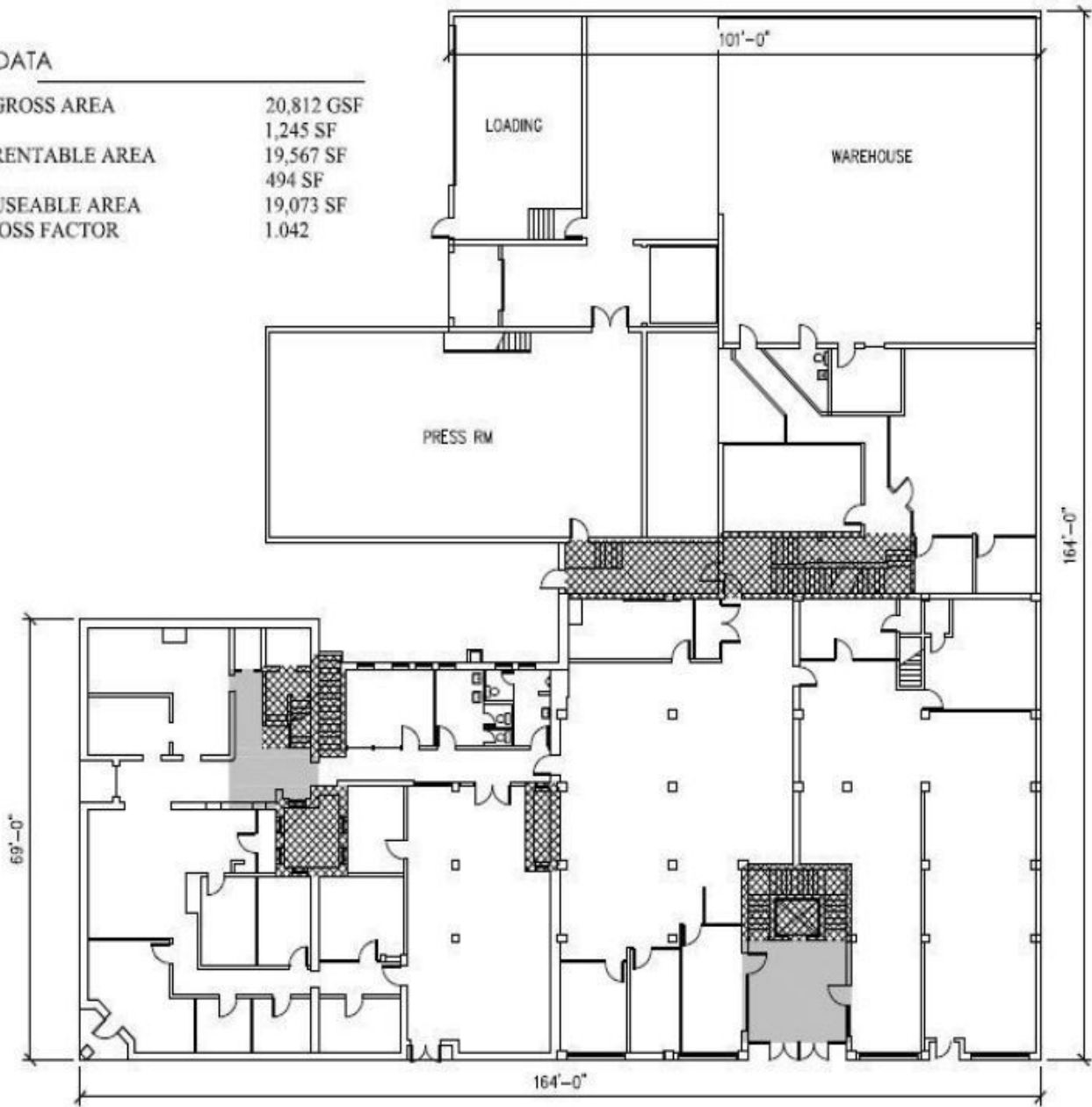
COMMUNICANA BUILDING
PROPERTY PHOTOS



COMMUNICANA BUILDING PROPERTY **FLOOR PLAN**

1ST FLOOR DATA

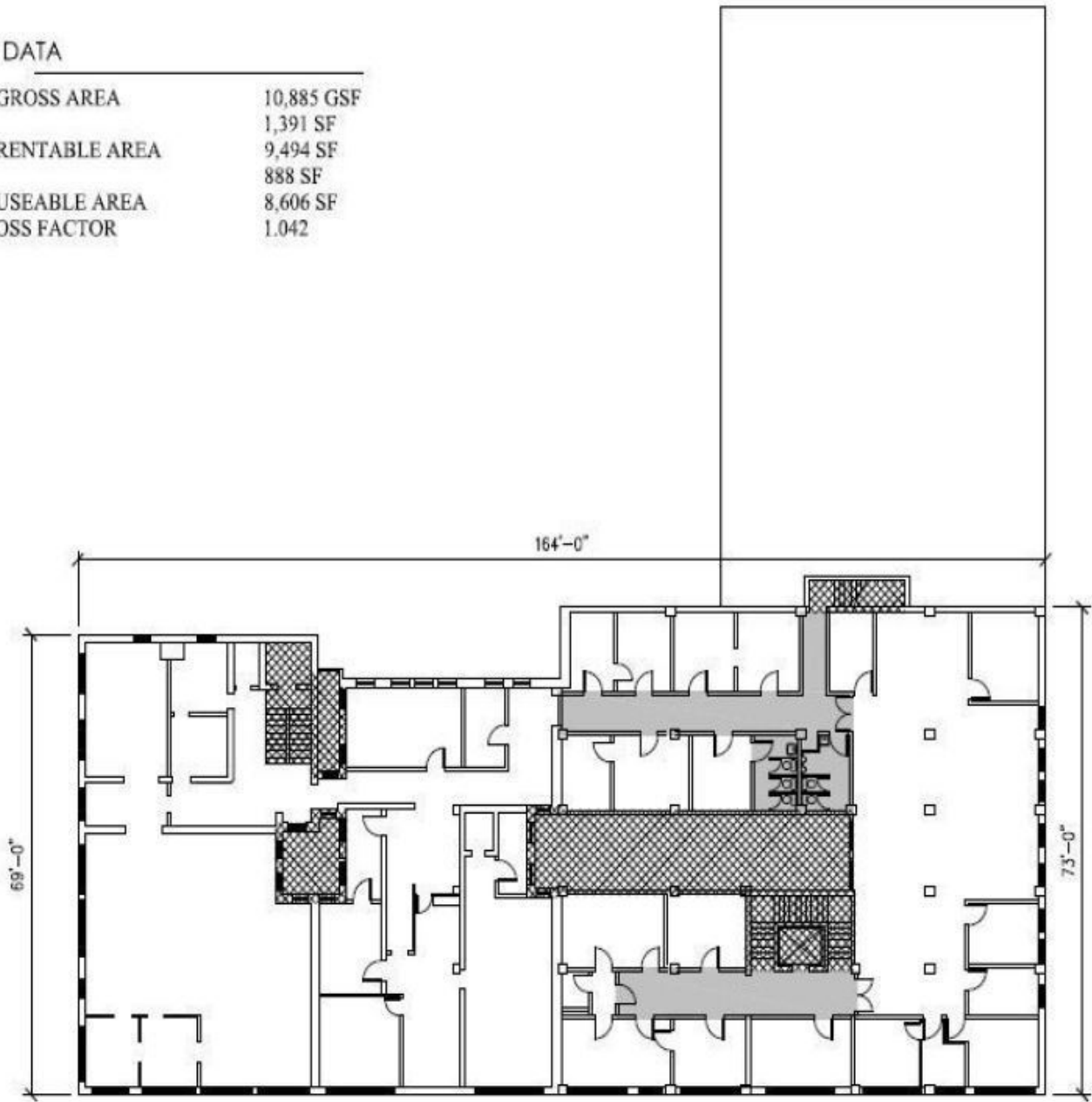
1ST FLOOR GROSS AREA	20,812 GSF
VERTICAL	1,245 SF
1ST FLOOR RENTABLE AREA	19,567 SF
COMMON	494 SF
1ST FLOOR USEABLE AREA	19,073 SF
BUILDING LOSS FACTOR	1.042



COMMUNICANA BUILDING PROPERTY **FLOOR PLAN**

2ND FLOOR DATA

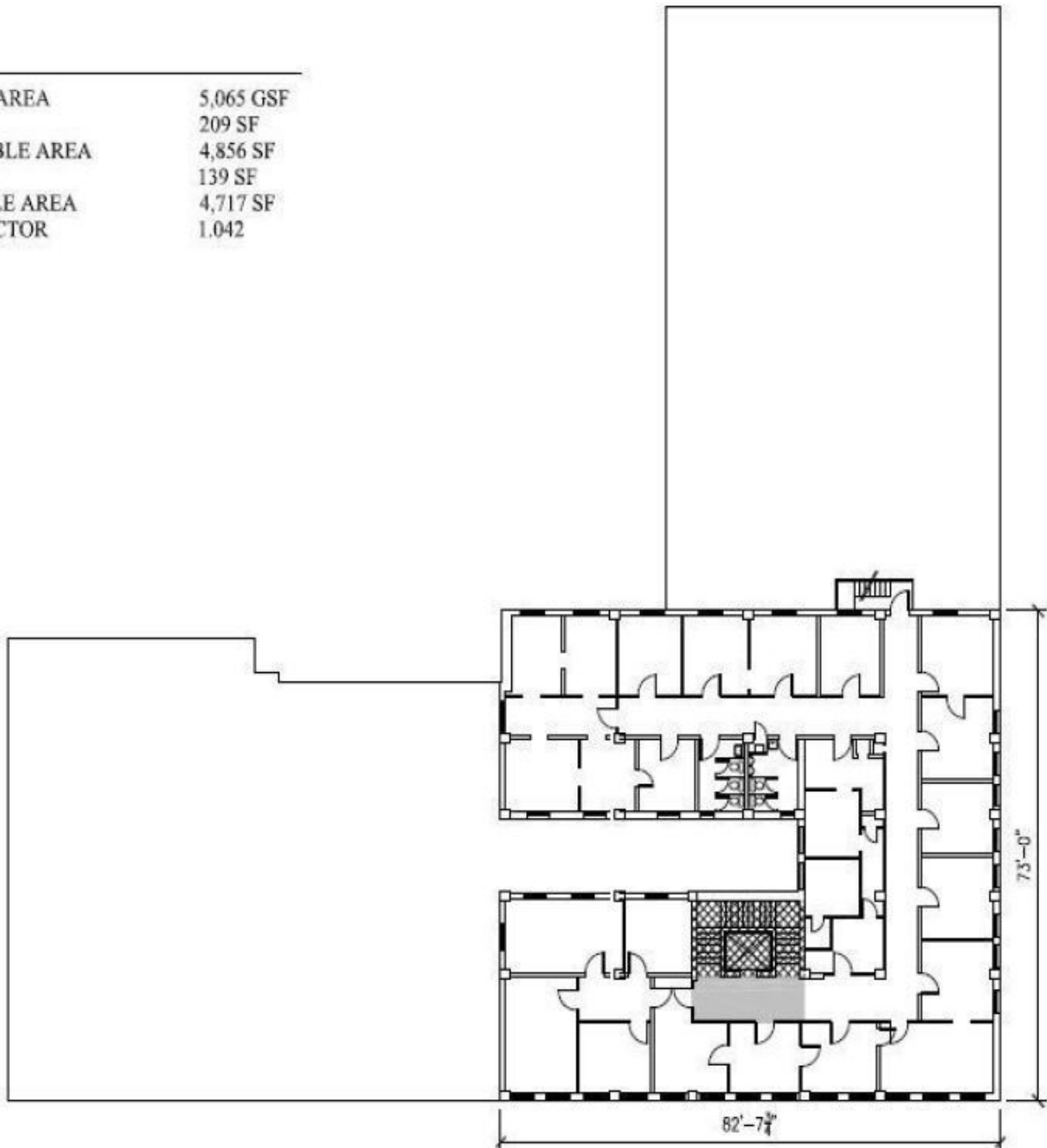
2ND FLOOR GROSS AREA	10,885 GSF
VERTICAL	1,391 SF
2ND FLOOR RENTABLE AREA	9,494 SF
COMMON	888 SF
2ND FLOOR USEABLE AREA	8,606 SF
BUILDING LOSS FACTOR	1.042



COMMUNICANA BUILDING PROPERTY **FLOOR PLAN**

3RD FLOOR DATA

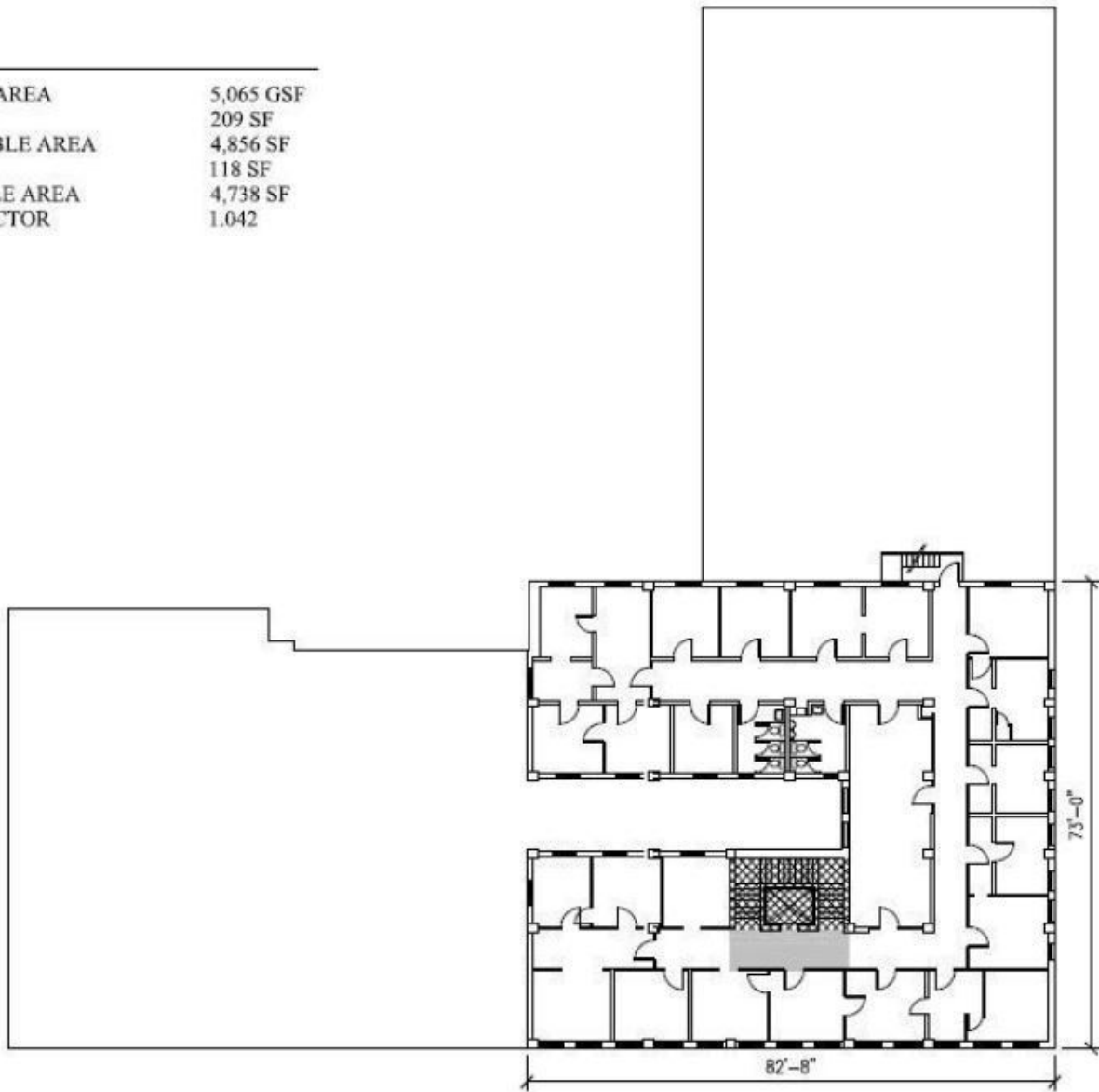
3RD FLOOR GROSS AREA	5,065 GSF
VERTICAL	209 SF
3RD FLOOR RENTABLE AREA	4,856 SF
COMMON	139 SF
3RD FLOOR USEABLE AREA	4,717 SF
BUILDING LOSS FACTOR	1.042



COMMUNICANA BUILDING PROPERTY PHOTOS

4TH FLOOR DATA

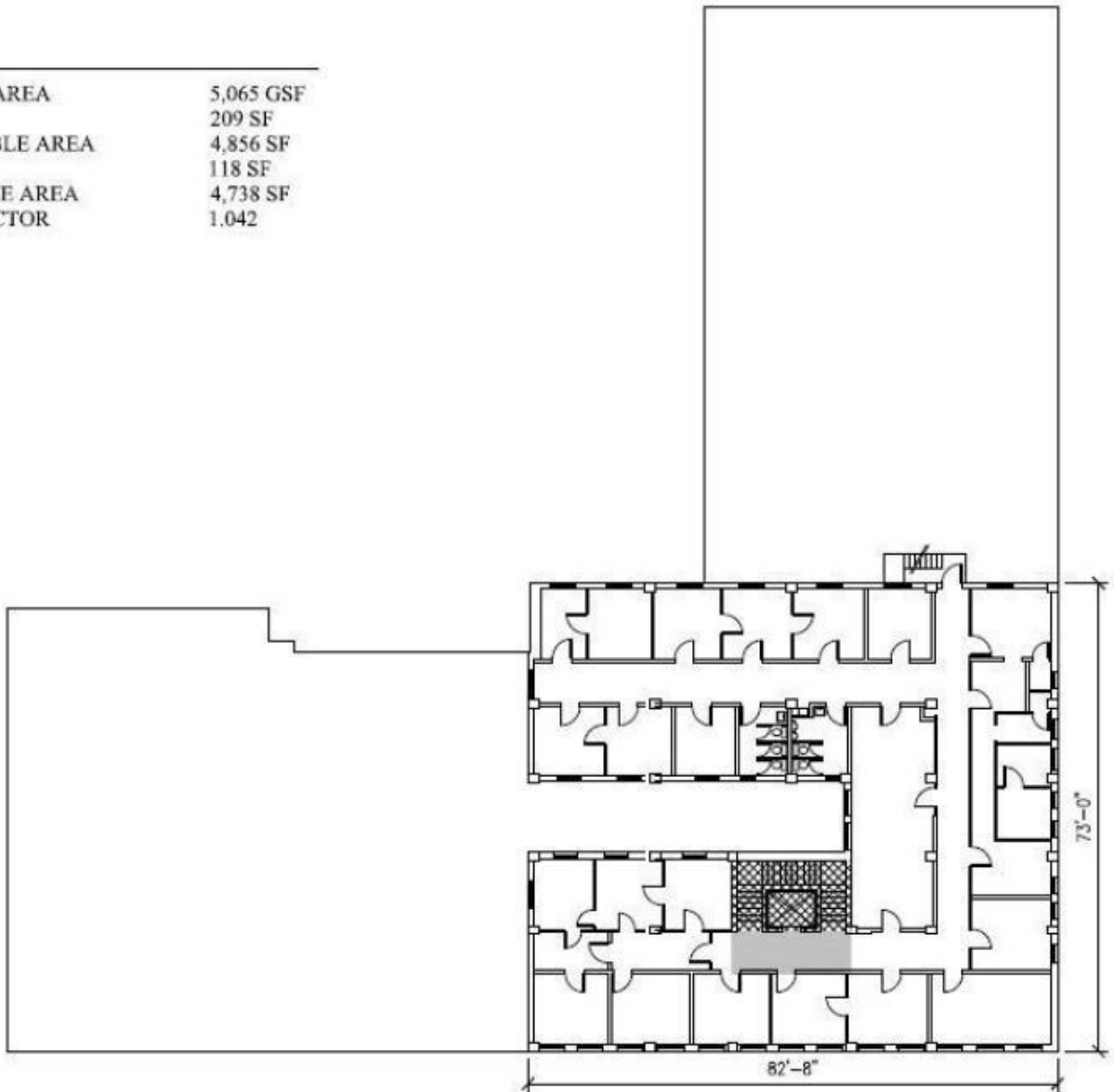
4TH FLOOR GROSS AREA	5,065 GSF
VERTICAL	209 SF
4TH FLOOR RENTABLE AREA	4,856 SF
COMMON	118 SF
4TH FLOOR USEABLE AREA	4,738 SF
BUILDING LOSS FACTOR	1.042



COMMUNICANA BUILDING PROPERTY **FLOOR PLAN**

5TH FLOOR DATA

5TH FLOOR GROSS AREA	5,065 GSF
VERTICAL	209 SF
5TH FLOOR RENTABLE AREA	4,856 SF
COMMON	118 SF
5TH FLOOR USEABLE AREA	4,738 SF
BUILDING LOSS FACTOR	1.042



COMMUNICANA BUILDING PROPERTY **FLOOR PLAN**

6TH FLOOR DATA

6TH FLOOR GROSS AREA	3,237 GSF
VERTICAL	198 SF
6TH FLOOR RENTABLE AREA	3,039 SF
COMMON	111 SF
6TH FLOOR USEABLE AREA	2,928 SF
BUILDING LOSS FACTOR	1.042

