

CONDO OFFICE for sale

**MAIN FLOOR:
1,510 Sq. Ft.**
**SECOND FLOOR:
286 Sq. Ft.**



Here is an opportunity to start a new business at a great location without all the costs of owning an individual property. Excellent for any business that needs a drive-up or a vault, with plenty of parking space.

\$84,900

Built in 1992, this is the end unit of a condo office complex, which used to be a credit union and has a drive-up window.

Property Address: 511 Professional Way, Kendallville, IN 46755

Owner: J & G Holding Company LLC

Taxes: \$3,789 per year

Construction: Slab foundation with wood and brick exterior.

Condo Fee Per Month: \$167.00 takes care of outside maintenance, grass mowing, snow removal, etc.

Interior Space and Measurements: Includes two 12x12 offices, and a 9x9 vault. The main floor is 1,510 sq. ft. and the second floor is 286 sq. ft.

with an open area that includes a restroom. Great for an office, storage, or conference room.

Utilities: Kendallville City Utilities, with central heat and air conditioning.

Zoning: C-1B

Tax ID#: 57-07-34-400-130.000-020



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

J & G Holding Company 511 • DR10N



800.451.2709
schraderauction.com/listings

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