

COMMERCIAL BUILDING FOR SALE

412 South Orange St.,
Albion IN 46701

5,712 Sq. Ft.
\$275,000



- **Great frontage & visibility being located right on SR 9**
- **Hi Efficiency LED Lights Installed in 2020**
- **Extremely well-maintained building**
- **Ligtel Fiber Optics Installed in 2019**
- **Can be creative with uses, very adaptable building!**

Now that the owners have moved to a new location this building is for sale and is a unique opportunity to purchase a large building and commercial lot in a great location right on SR9 and within Albion. The lot is .710 acres and the property contains a 5,712 sq. ft. building that includes two large workshops as well as two office spaces and a restroom. The perimeter fence was installed around the back end of the lot in 2017. The building boasts excellent internet and phone service with Ligtel Fiber Optics installed in 2019. All new gutters and ice jams were installed in 2020. There is a 7.5 Horsepower air compressor with $\frac{3}{4}$ " Rapid Air lines on the east end of the building. The building contains dual furnaces, with the west half of the building being heated and cooled and east end being heat only. The building has been managed tremendously and has a wide variety of possible uses! Don't miss out on this unique chance to acquire a nice building with a great location!

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

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Real Estate & Auction Co., Inc.

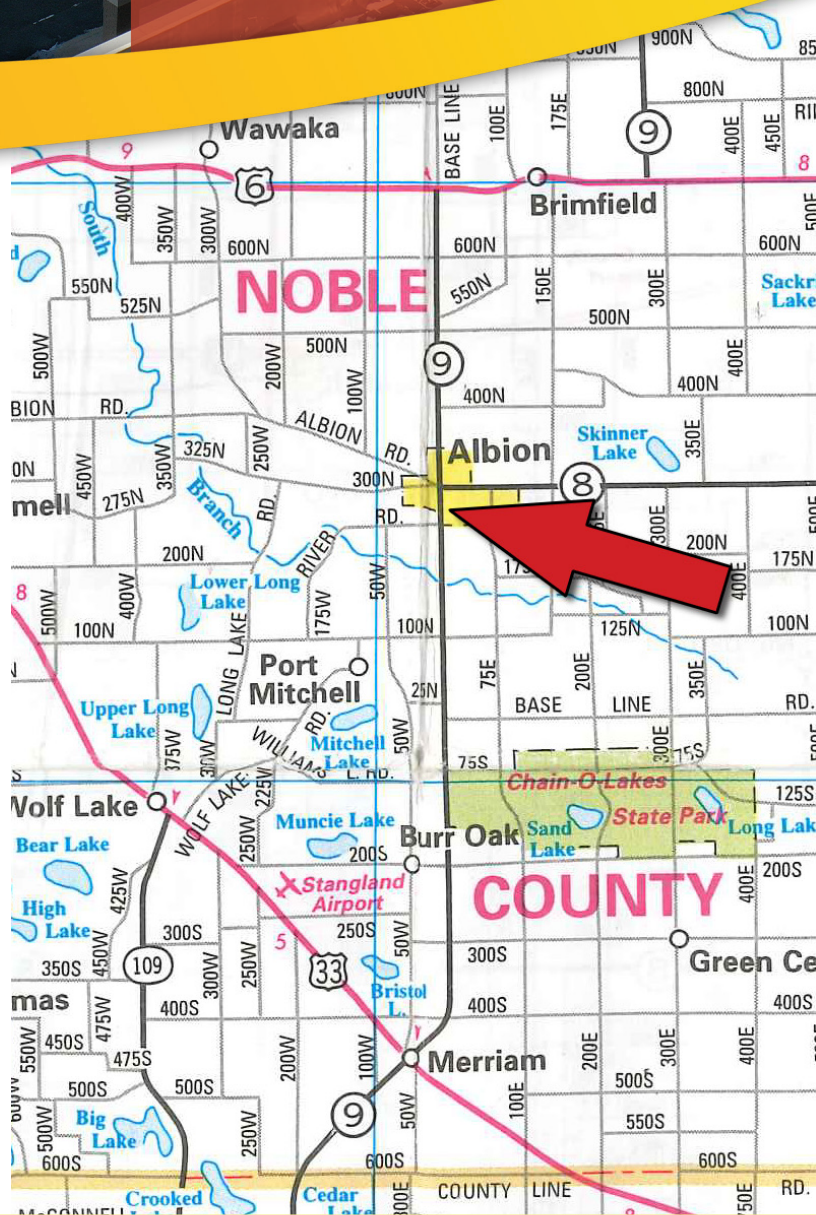
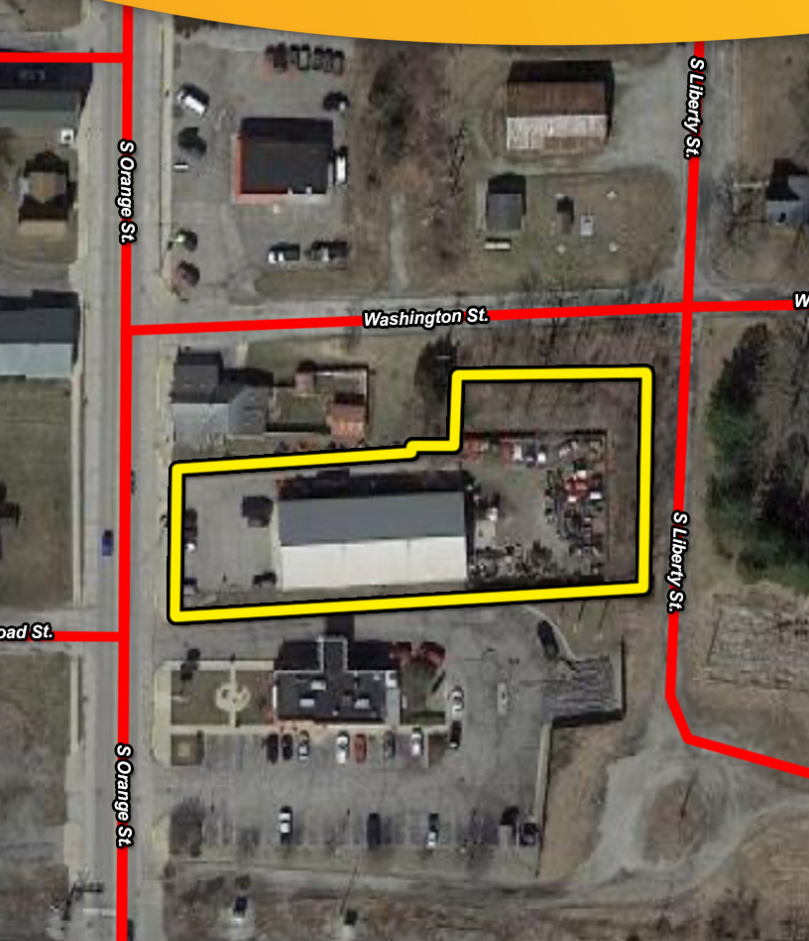
800.451.2709
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LOCATION: 412 South Orange St., Albion, IN 46701
DIRECTIONS: At the intersection of Main St and SR 9 in downtown Albion head 3 blocks south. The property will be on your left.

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