

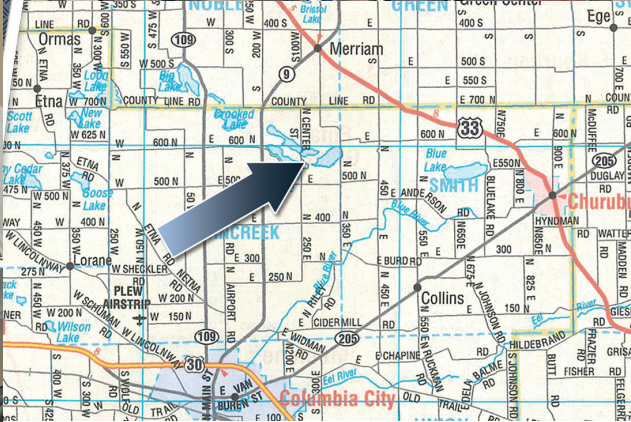
# REAL ESTATE Listing

Whitley County, IN • Thorncreek Township • Shriners Lake

*Price Reduced* - **\$250,000**  
Total

The information on this sheet is subject to verification & no liability for errors or omissions is assumed by the Schrader Agency, Lang • GIB30W

- 2 Lots • Home
- Pole Building
- Potential Building Site



### PROPERTY LOCATION:

2629 E Beech Ave, Columbia City, IN 46725  
From the intersection of US 30 & SR 9 in Columbia City turn north on SR 9. Travel 5 miles to CR 500 N, turn east and continue for 1 mile to Old SR 102. Turn left & follow Old SR 102 3/4 mile to Hall St, turn right to Beech Ave, then turn left and the property is on the right.

*Tri-Lakes Regional Sewer District.*

**Don't Miss This Opportunity to Buy This Ready to Move in Home!**

**LOT 1:** 1947± sq. ft. home & pole building, 3 bedrooms, 1 bath, living room, modern kitchen with appliances, porch & utility room, utilities in the basement, this home is recently remodeled with newer windows, wood flooring & carpet & roofing. New softener & water heater 2023. 33'x14' attached garage. The pole building, 32'x40' built in 2017 has a full bath, partially insulated, epoxy resin floors & two overhead doors & porch. Great for storage or finish for living quarters. Rear waterfront views adjoining the Tri-Lakes Park for your use & enjoyment. The property comes with a portable aluminum pier, the sellers have maintained this pier on Shriners Lake for years, there is no dedeed easement to the lake, they have enjoyed use on the lake for years without incidence

**LOT 2:** Potential building site or extra parking, great location! Possible site for a new home or build a storage building or buy this lot with the home.



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