

BND

COMMERCIAL

**OFFICE SPACE >
FOR SALE OR FOR LEASE
3,382 SF
118 WEST MAUMEE STREET**



HIGHLIGHTS: 118 West Maumee St

Available for Lease: 3,382 SF - Main Level

Excellent visibility - Located in Downtown Angola on US Hwy 20 (Maumee Street)

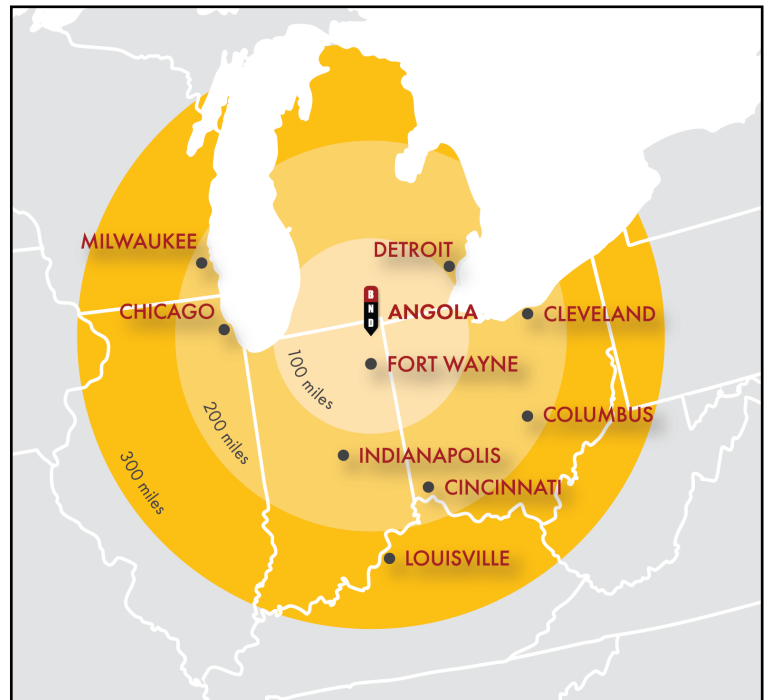
Within walking distance of Angola's public square, retail businesses, and restaurants

Zoned for flexible use - Downtown Corridor

Rear and side entrances provide easy access for tenants and clients

Reduced Lease Rate: \$4,200 / NNN / Month

Reduced Sale Price: \$1,250,000



Alec Ramsey

Cell: (260) 414-8415
ar@bnd.net

Jake Ramsey

Cell: (260) 450-2916
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O. Karl Behrens, CCIM, SIOR

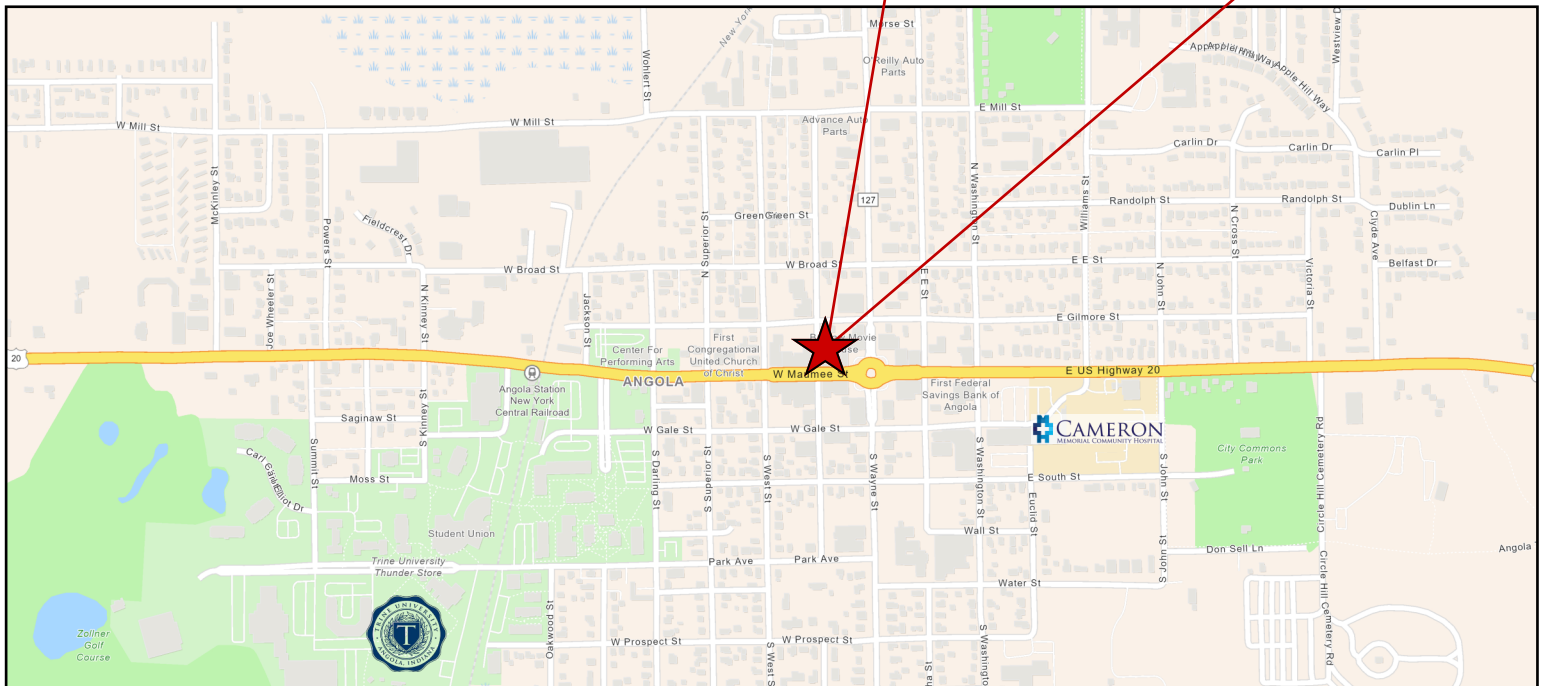
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**1021 S. Calhoun Street | Suite One
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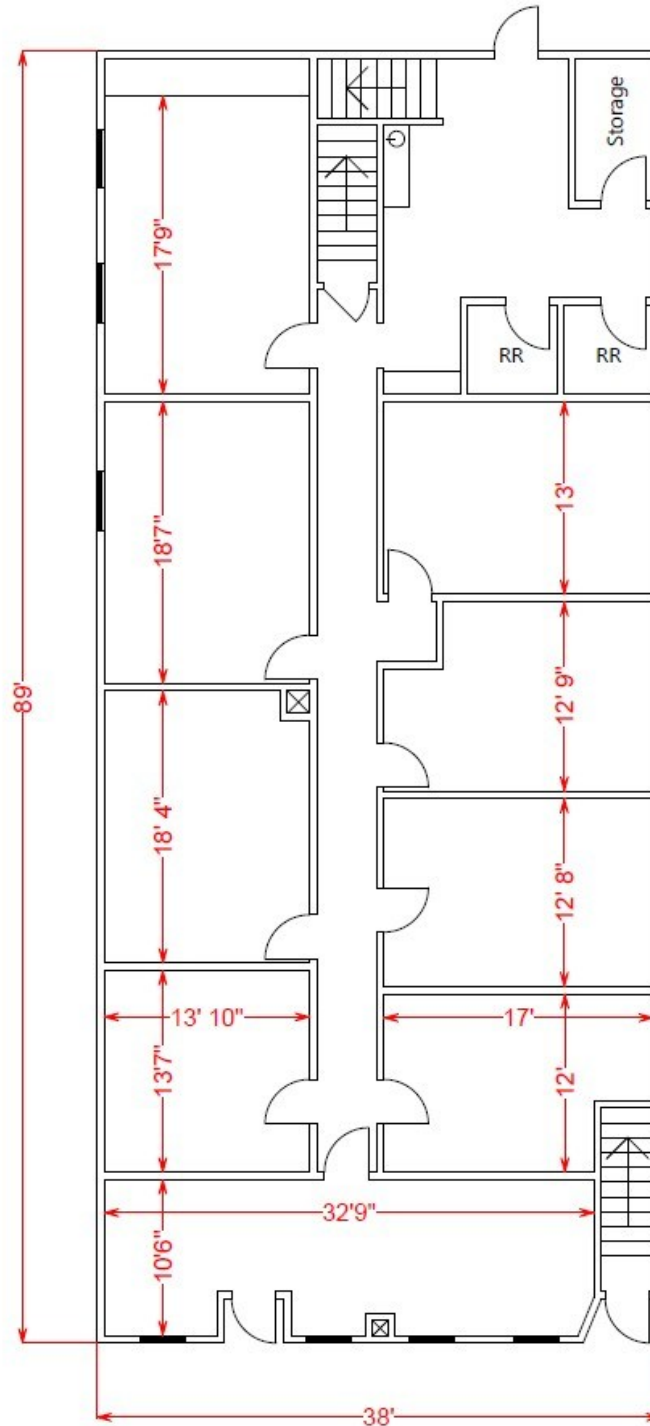
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**3,382 SF
Floor Plan**



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118 WEST MAUMEE STREET****Property Highlights****Address** 118 West Maumee Street**City/State/Zip** Angola / IN / 46703**Building Information****Total Building Size** 10,146 SF**Available Space for Lease** 3,382 SF**Land Area** 0.88 Acres**Zoning** DC - Downtown Corridor**Construction Type** Brick**Construction Year** 1900**Number of Floors** 2 + Basement**Roof** Rubber Flat**Heating System** Gas Forced Air**Air Conditioning** Central Air**Sprinkler System** No**Parking** Street / Public Lots**Building Dimensions** ± 89' x 38'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Lease Information

Reduced Lease Rate	\$4,200 / NNN / Month
Term of Lease	Contact Broker for Term
Type of Lease	Triple Net

Sale Information

Reduced Sale Price	\$1,250,000
Terms	Cash at Closing
Annual Taxes	\$4,448.00
Tax Year / Pay Year	2025 / 2026

Building Expenses

	Responsible Party	Estimated Expense
Utilities	Tenant	TBD
Property Tax	Tenant	TBD
Building Insurance	Tenant	TBD
Janitorial	Tenant	TBD
Interior Maintenance	Tenant	TBD
Roof / Structure	Landlord	TBD
Lawn / Snow	Tenant	TBD

Utilities

	Company
Gas	NIPSCO
Electric	NIPSCO
Water	City of Angola
Sewer	City of Angola

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