

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Price / SF:	\$153.25
Building Size:	4,894 SF
Lot Size:	0.33 Acres
Zoning:	PUD
Taxes:	\$6,507.83
Occupancy:	100%

PROPERTY OVERVIEW

- * NOI \$70,740
- * 100% LEASED
- * Built in 1998
- * Many upgrades!
- * 9.43% Cap rate
- * Term expires March 31, 2029
- * Tenant may vacate should buyer want to occupy the building.
- * 2025 pay 2026 Real Estate Taxes \$6,507.83 (\$1.33/SF)

First time on the market! This two-story professional office building with finished lower level is available to investors or users. Built in 1998 and renovated 2000 into the current elegant office space with extensive custom wood molding, LED lighting throughout, extensive perimeter windows and some interior glass walls. Recent updates in 2021: new windows on 1st floor and exterior siding.

1st floor has 1,686 SF featuring vestibule, reception area, small conference, cubicle areas along both sides of the room, copy room, private office, unisex ADA restroom and closet. 2nd floor has 1,532 SF with open to view lower level, 3 private offices and large open area. Lower Level has 1,676 SF featuring large conference area with daylight windows, men's/women's restrooms, kitchen area, furnace room and large storage room, 3 private offices, large open area and equipped with sprinkler system serving the lower level only. Equipped with covered porch and handicap ramp.

LOCATION OVERVIEW

Located in the Aberdeen subdivision, a mixed-use community blended with residential neighborhoods and commercial amenities, centered around The Course at Aberdeen, a public 18-hole golf course. The building is on the southwest side of Valparaiso on SR 2, 2 miles south of US 30, 3.5 miles west of SR 49, 12 miles east of I-65 and 12 miles south of I-94 via SR 49. Chicago is 55 miles northwest. Maple & Bacon, Tommy B's, Aberdeen Manor, The 19th Hole and Snack Bar and Family Express are all within walking distance. Minutes away to downtown Valparaiso with numerous restaurants, retail and offices.

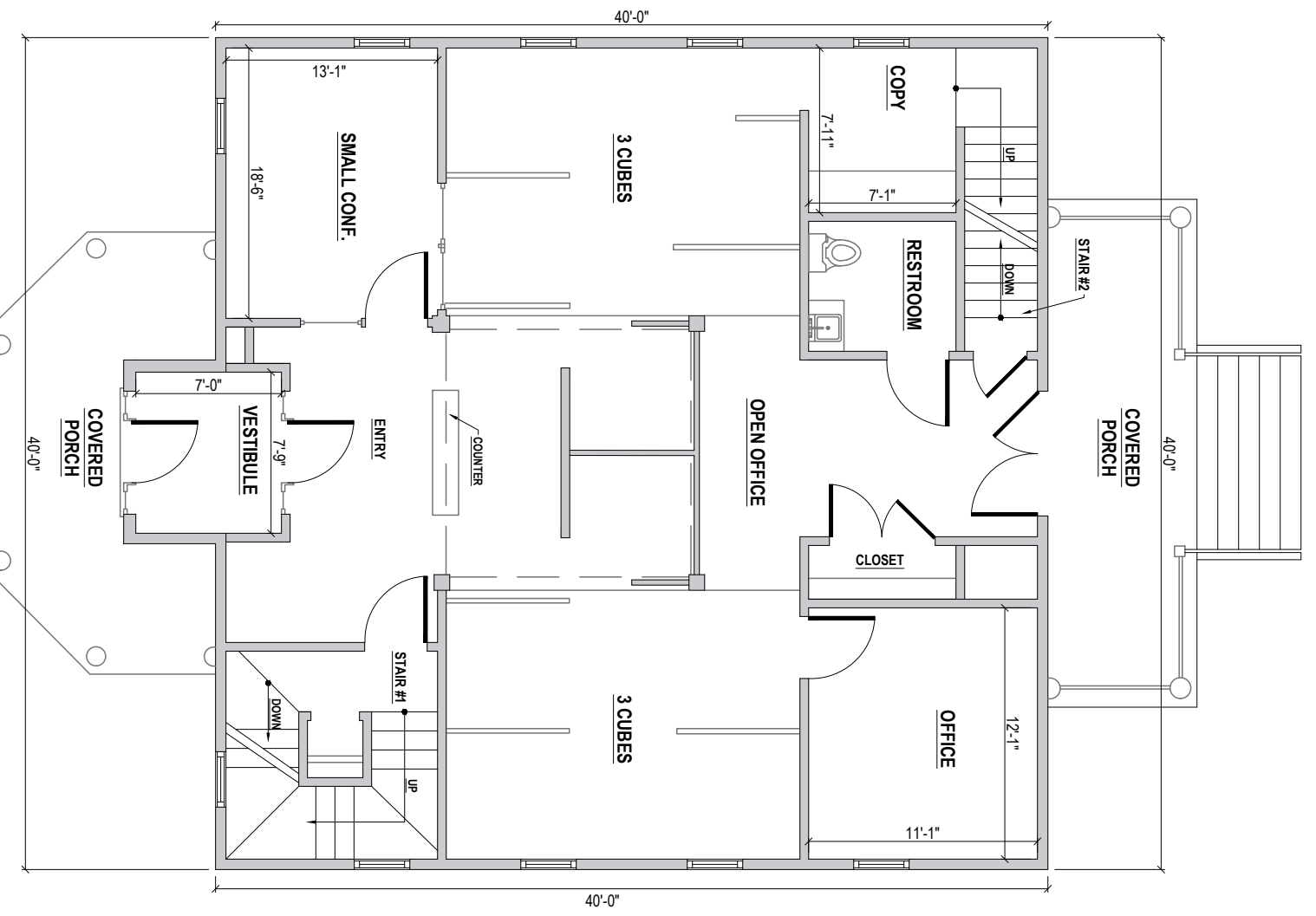
DATE	SUBMITTED FOR
DATE ISSUED FOR	

PROJECT
1ST FLOOR
 SCALE : 1/8" = 1'-0"

DATE :
 PROJECT NUMBER :
 DRAWN BY :
 CHECKED BY :
 PERMIT SET

SHEET :
A-1.0

FILE NAME :



214 ABERDEEN DR,
 VALPARAISO, IN 46385
 1,686± S.F. 1ST FLOOR



1ST FLOOR PHOTOS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

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DATE	SUBMITTED FOR
DATE ISSUED FOR	

PROJECT

2ND FLOOR

SCALE : 1/8" = 1'-0"

DATE :

PROJECT NUMBER :

DRAWN BY :

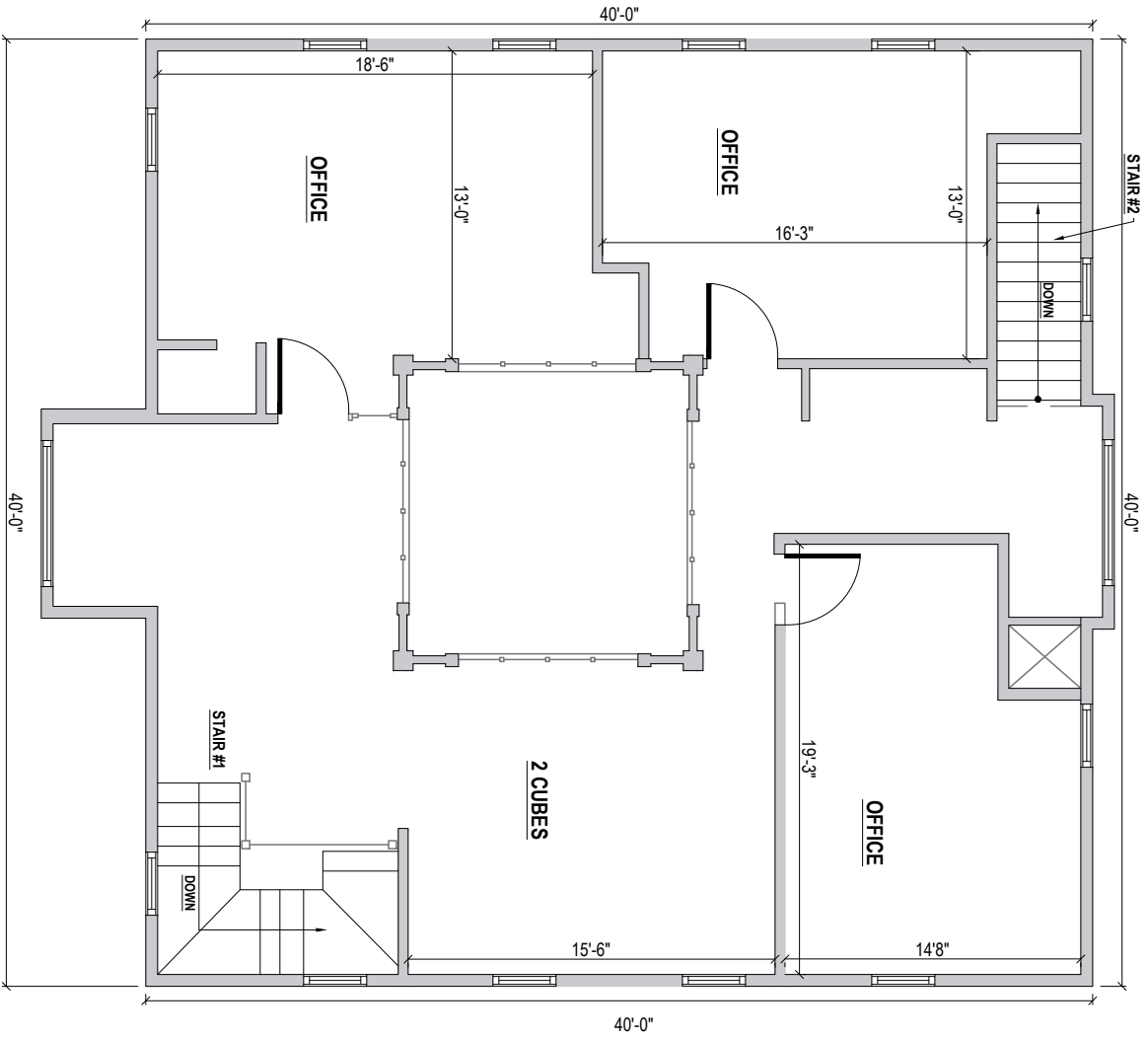
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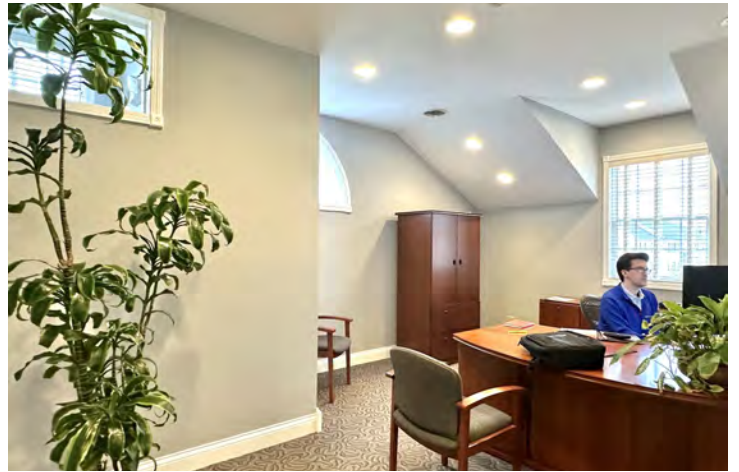
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214 ABERDEEN DR,
 VALPARAISO, IN 46385
 1,532± S.F. 2ND FLOOR



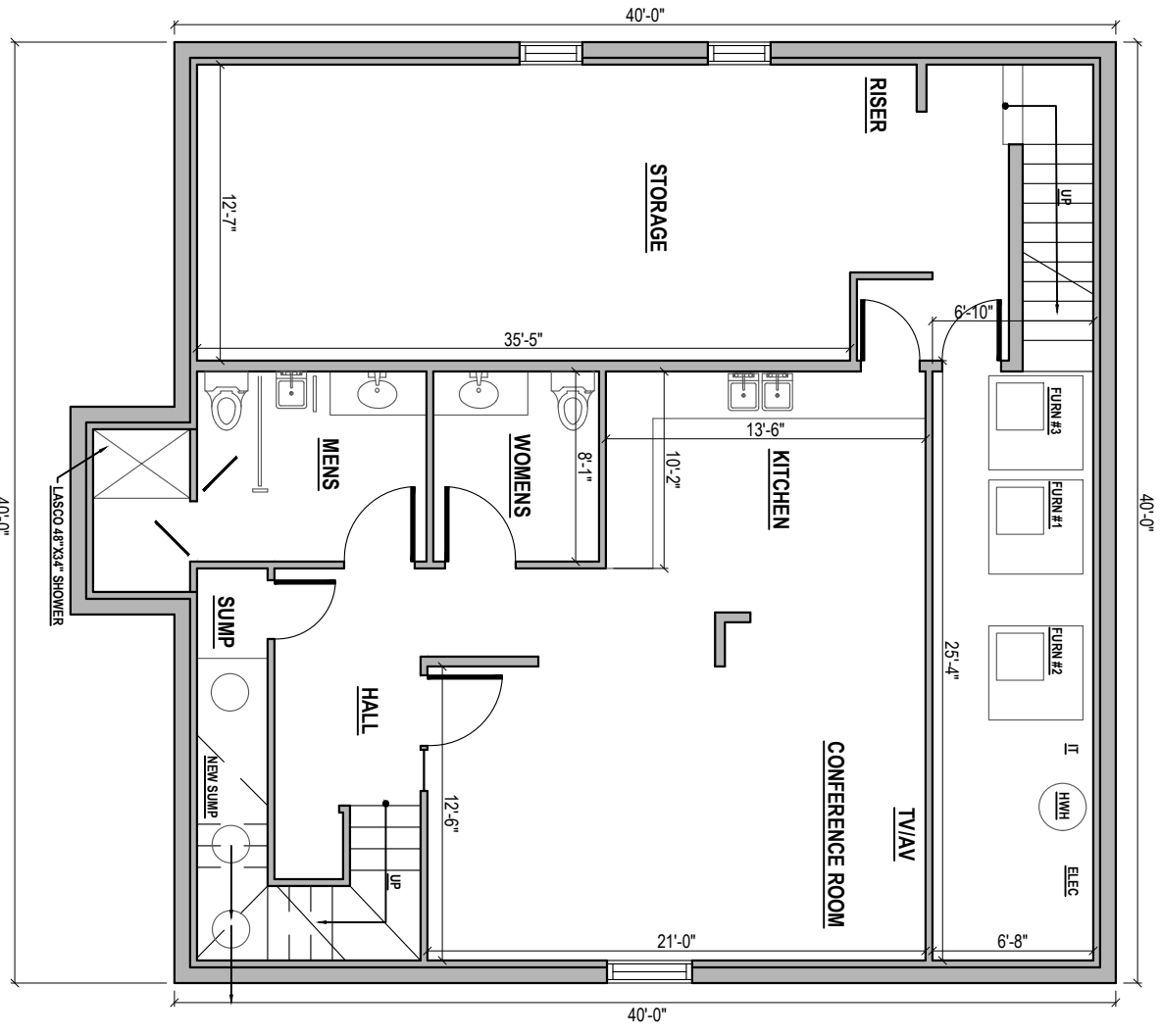
2ND PHOTOS



DATE	SUBMITTED FOR
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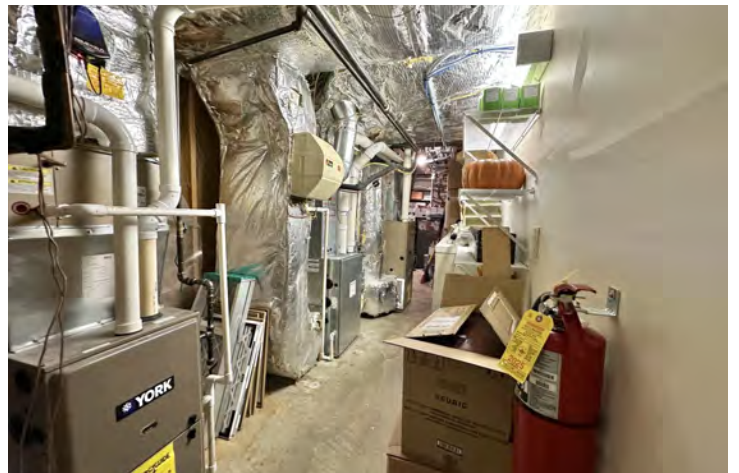
PROJECT
LOWER LEVEL
 SCALE : 1/8" = 1'-0"

DATE :
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214 ABERDEEN DR,
 VALPARAISO, IN 46385
 1,676± S.F. LOWER LEVEL

LOWER LEVEL PHOTOS



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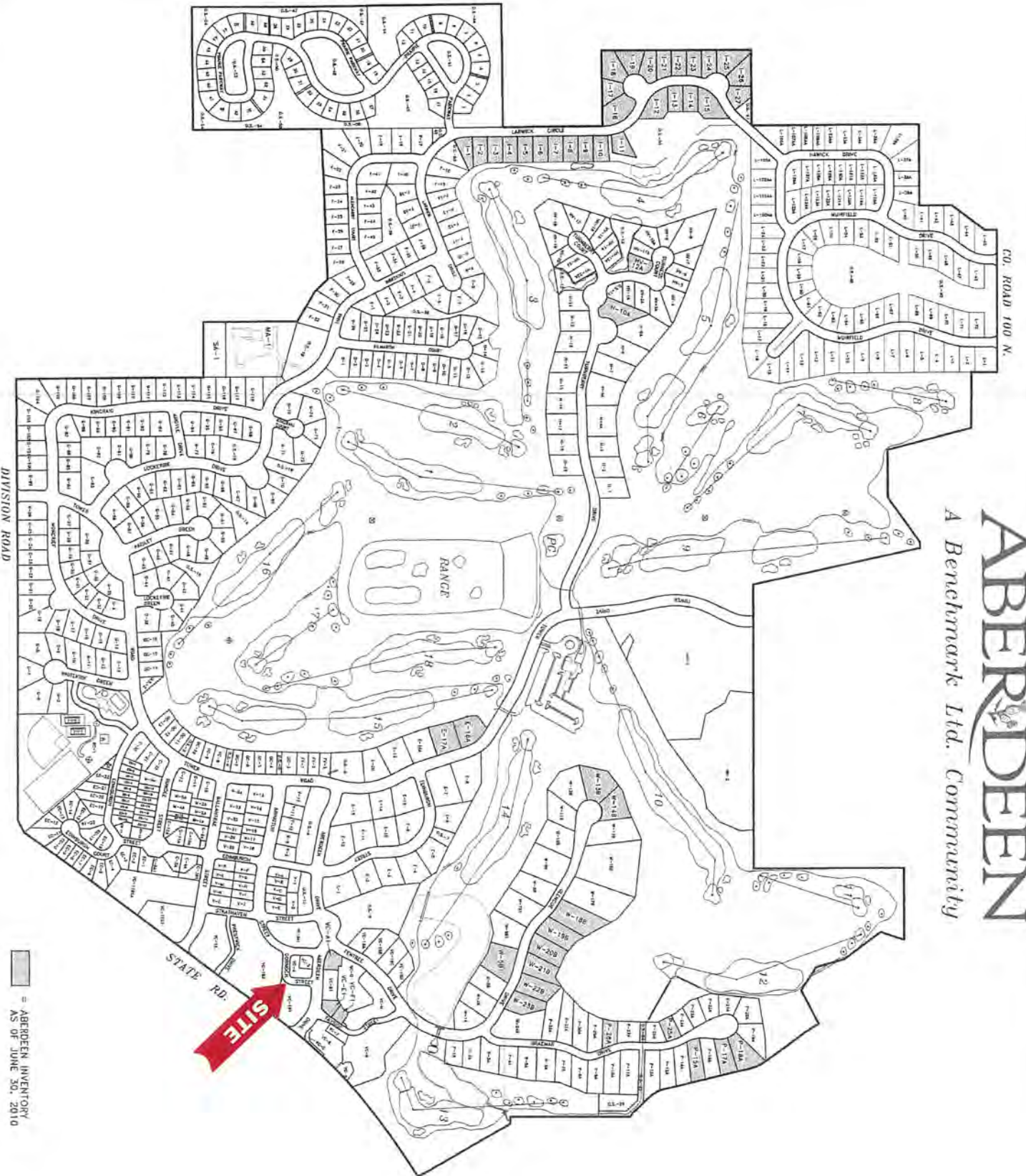
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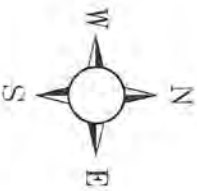
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ABERDEEN

A Benchmark Ltd. Community



█ = ABERDEEN INVENTORY AS OF JUNE 30, 2010



PALM & ASSOCIATES, INC.
 Consulting Engineers & Land Surveyors
 8850 U.S. Highway 50, P.O. Box 960
 New Canaan, Indiana 46555 (317) 634-3400
 www.palmandassociates.com

EXTERIOR IMAGES



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RETAILER MAP



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