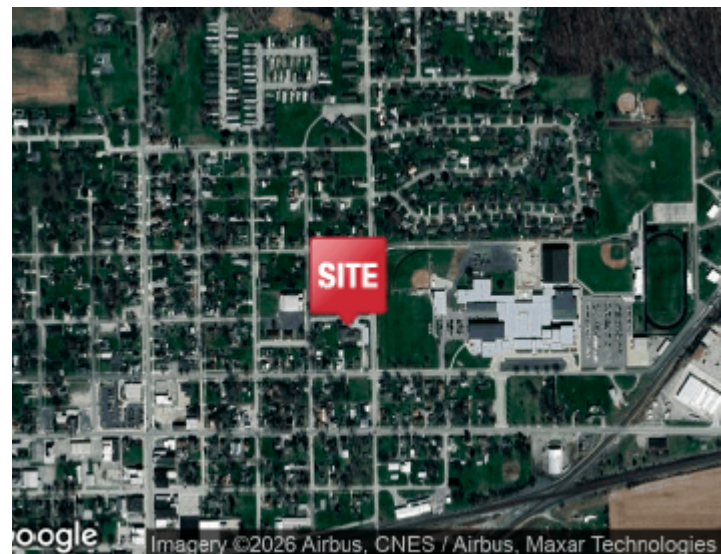




## 408 E. Washington Street Butler, Indiana

### Property Features

- 8,287 SF office building
- Situated on 0.611 AC zoned INS
- Includes large commercial kitchen with hood
- Building in good condition - built in 1992
- Built as a day care center; also used as medical office
- Located across from Eastside Jr/Sr High School
- Located just off SR 6



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

**GARY BUSCHMAN, SIOR**

Broker  
260.348.2769 (m)  
[gary@naihb.com](mailto:gary@naihb.com)

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General Property Information			
<b>Name</b>	408 E. Washington Street	<b>Parcel Number</b>	Multiple
<b>Address</b>	408 E. Washington Street	<b>Total Building SF</b>	8,287 SF
<b>City, State, Zip</b>	Butler, IN 46721	<b>Acreage</b>	0.611 AC
<b>County</b>	Dekalb County	<b>Year Built</b>	1992
<b>Township</b>	Wilmington	<b>Zoning</b>	INS
<b>Parking</b>	Surface		

Property Features			
<b>Construction</b>	Wood Frame	<b># of Floors</b>	1
<b>Roof</b>	Asphalt Shingle	<b>Restrooms</b>	4
<b>Heating</b>	Gas	<b>Central Air</b>	Yes

Utilities		Nearest Major Roads	
<b>Electric</b>	NIPSCO	<b>Interstate</b>	I-69 - 9.7 Miles
<b>Gas</b>	NIPSCO		
<b>Water/Sewer</b>	City of Butler	<b>Highway</b>	SR 6 - 0.2 Miles

Sale Information			
<b>Annual Taxes</b>	\$10,795.44	<b>Sale Price</b>	\$600,000
<b>Tax YR / Pay YR</b>	2024/2025	<b>Terms</b>	Cash at closing

Lease Information			
<b>Unit</b>	<b>SF</b>	<b>Lease Rate</b>	<b>Lease Type</b>
408	8,287 SF	\$14.00/SF/YR	NNN
Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes/CAM/Ins.</b>	TBD	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	TBD		

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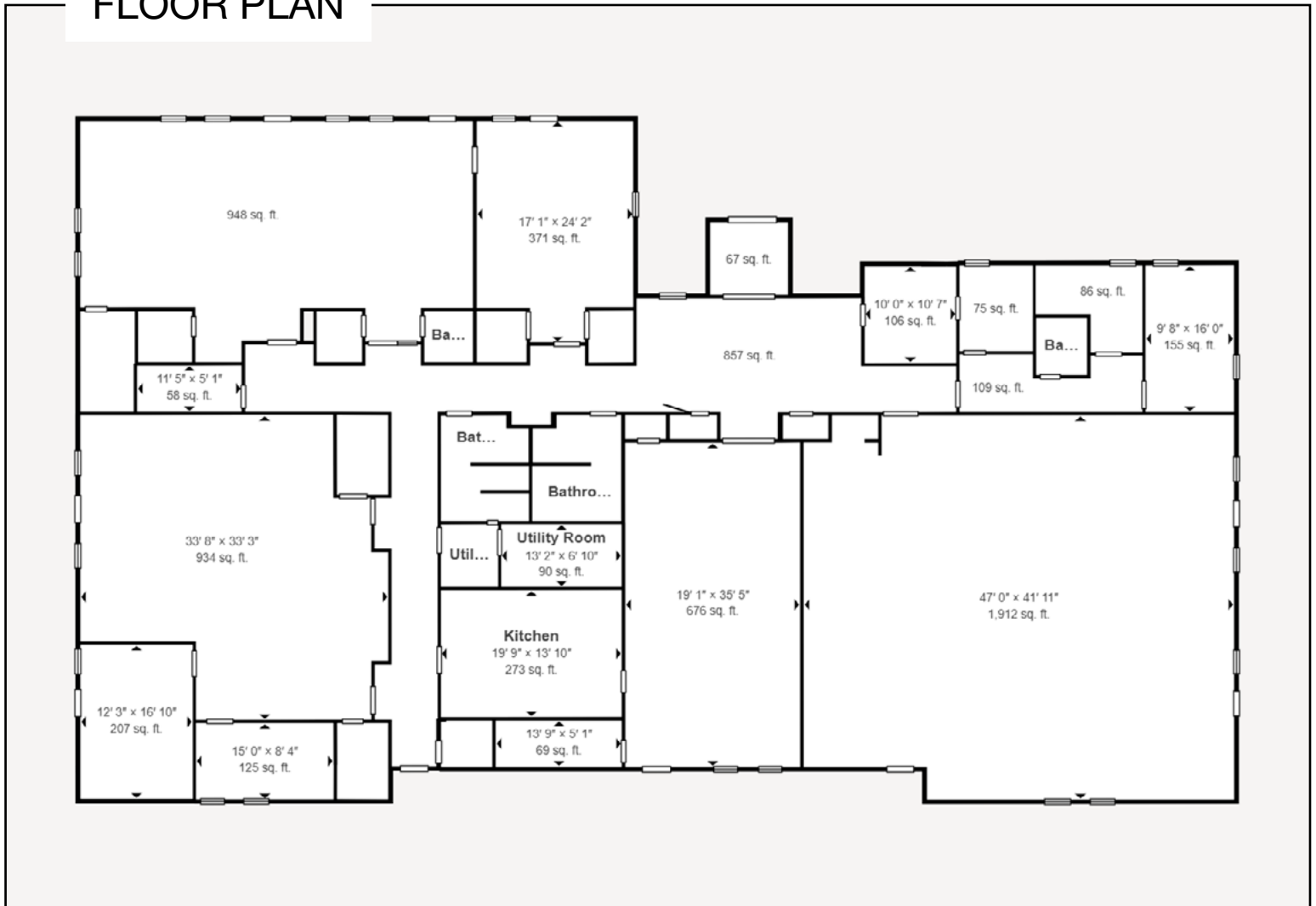
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### FLOOR PLAN



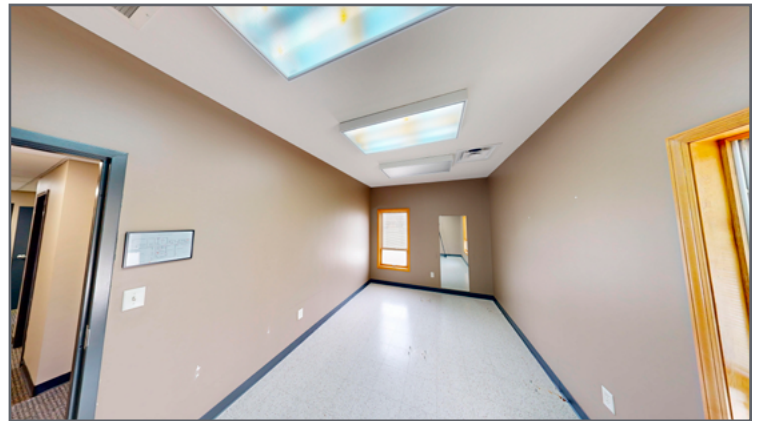
Take the  **360°**  
virtual tour!

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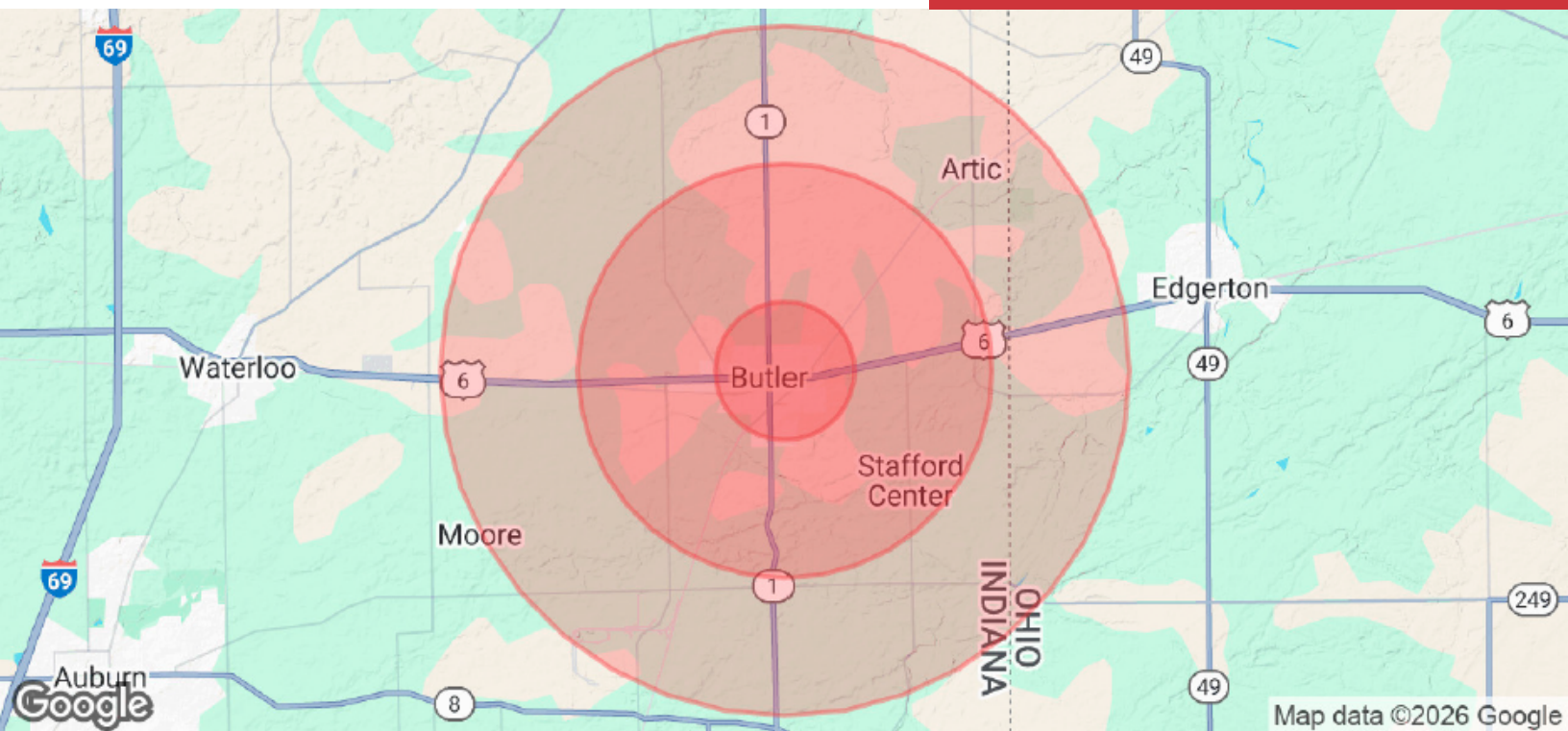
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,721	3,503	4,775
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	1,343	1,835
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,944	\$80,411	\$84,674
Average House Value	\$135,057	\$145,750	\$162,146

Demographics data derived from AlphaMap

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