



FOR **SALE** INDUSTRIAL
PROPERTY



418 E 3rd St
Marion, IN 46952

3,650 SF Commercial Building For Sale

About The Property

- Well-kept freestanding building located directly on SR 18
- Open floorplan with high ceilings
- Multi-tenant capabilities & mixed use potential
- Approx. half acre parcel with a large dedicated parking lot & pylon signage
- Zoned Commerical Business (CB)
- Brand new residential community across the street (approx. 25 units)
- Sale Price: \$350,000 (\$95.89/SF)



the
Zacher
company

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

PROPERTY INFORMATION

3,650 SF COMMERCIAL BUILDING FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	418 E 3rd St
City, State, Zip	Marion, IN 46952
County	Grant
Total Building Area	3,650 SF
Site Acreage	0.47 Acre
Zoning	CB/Commercial Business

PRICE/AVAILABILITY

Sale Price	\$350,000.00
Sale Price/SF	\$95.89
Available	Immediately

BUILDING DATA

Construction Date	1973
Number of Stories	1
Power	480 V, 800 AMP
Ceiling Height	16'-22'
Lighting	LED (New)
Roof	Rubber membrane
AC	Throughout (New)
Heat	Throughout
Parking Lot	Approx 25 spaces/ asphalt
Restrooms	2
Pylon Sign	Included

PROPERTY TAXES

Parcel Number	27-07-06-401-073.000-002
Assessment: Land	\$58,800
Improvements	\$102,000
Total Assessment	\$160,800
Annual Taxes	\$4,491.90 (\$1.23/SF)
Tax Year	2025 payable 2026

NEARBY BUSINESSES/DESTINATION

Marion Parks & Recreation Dept
Tiger Martial Arts Fitness Academy
Smash & Dash
Studio 18 Salon & Spa
The Train Station Pancake House
EMS 15
ICW Arena
General Cable
St. Martin Community Center

TRANSPORTATION

Distance to Interstate 69	6 Miles
Traffic Count	7,578 daily

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	CenterPoint
Water & Sewer	Marion Utilities



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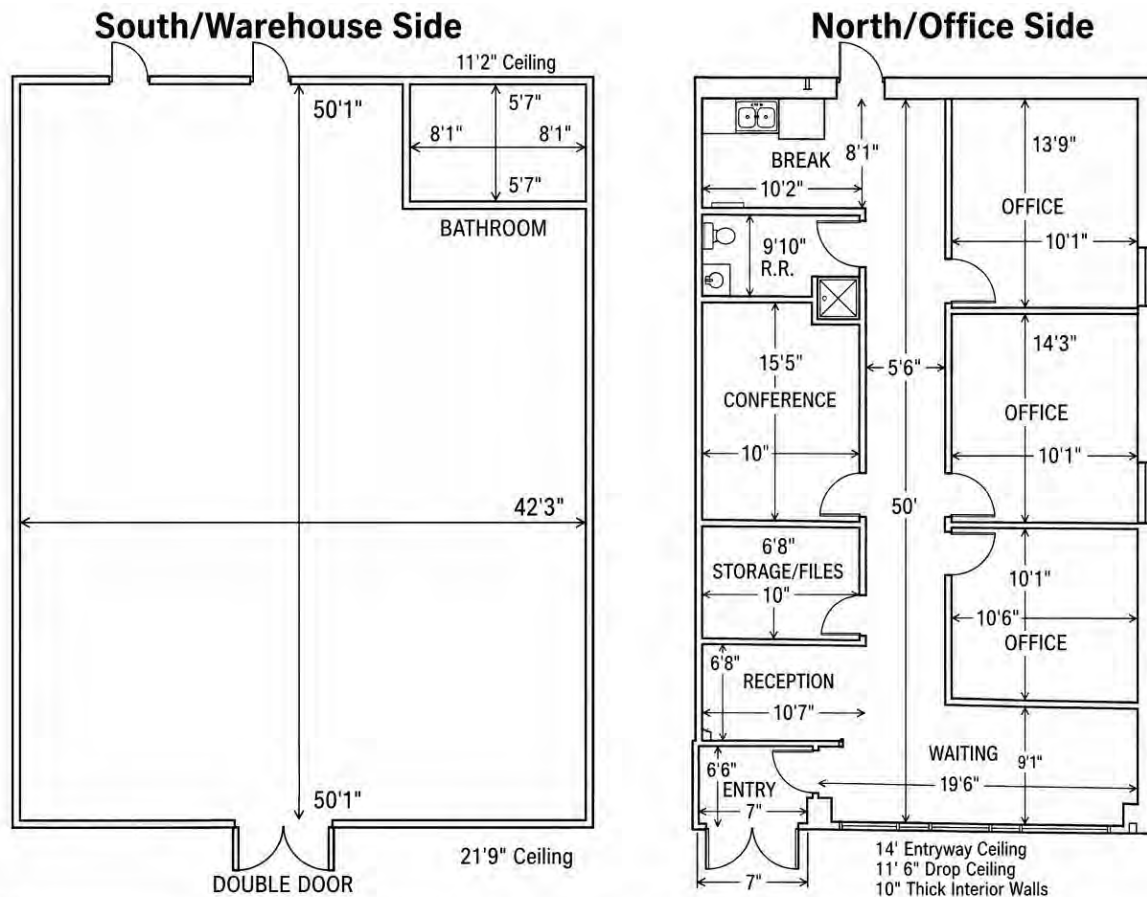
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FLOOR PLAN

3,650 SF COMMERCIAL BUILDING FOR SALE



COMMERCIAL OFFICE SUITE FLOOR PLAN - SUITE B



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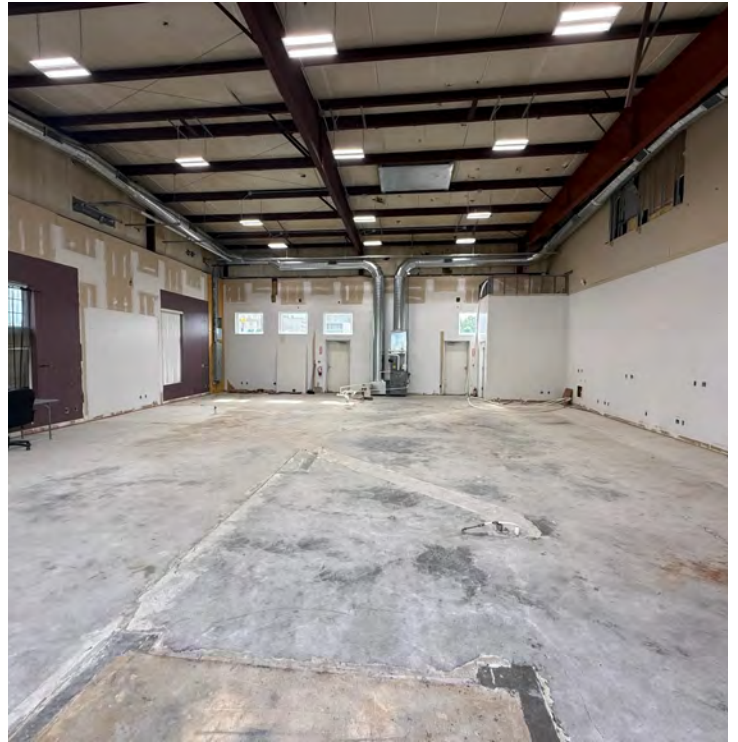
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ADDITIONAL PHOTOS

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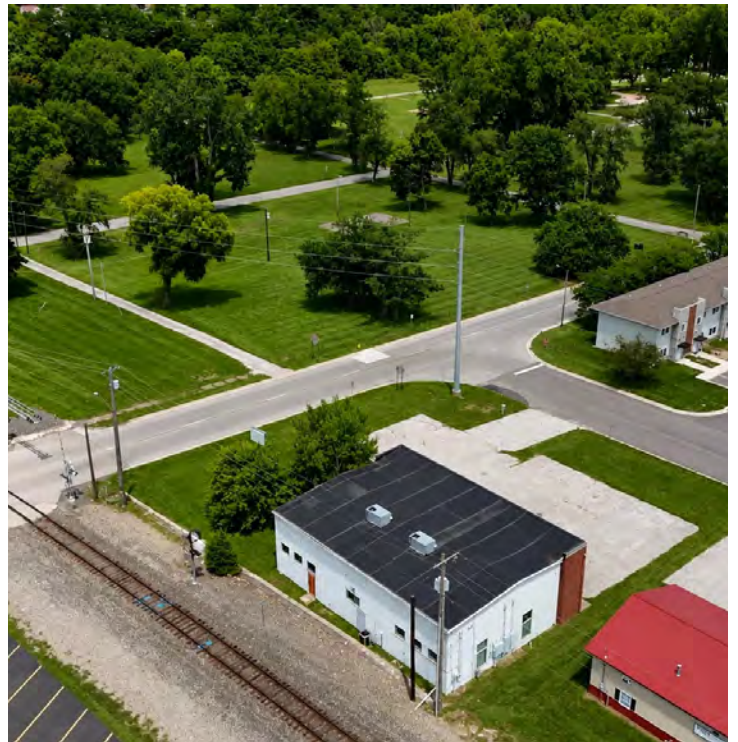
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DRONE PHOTOS

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POSSIBLE USES

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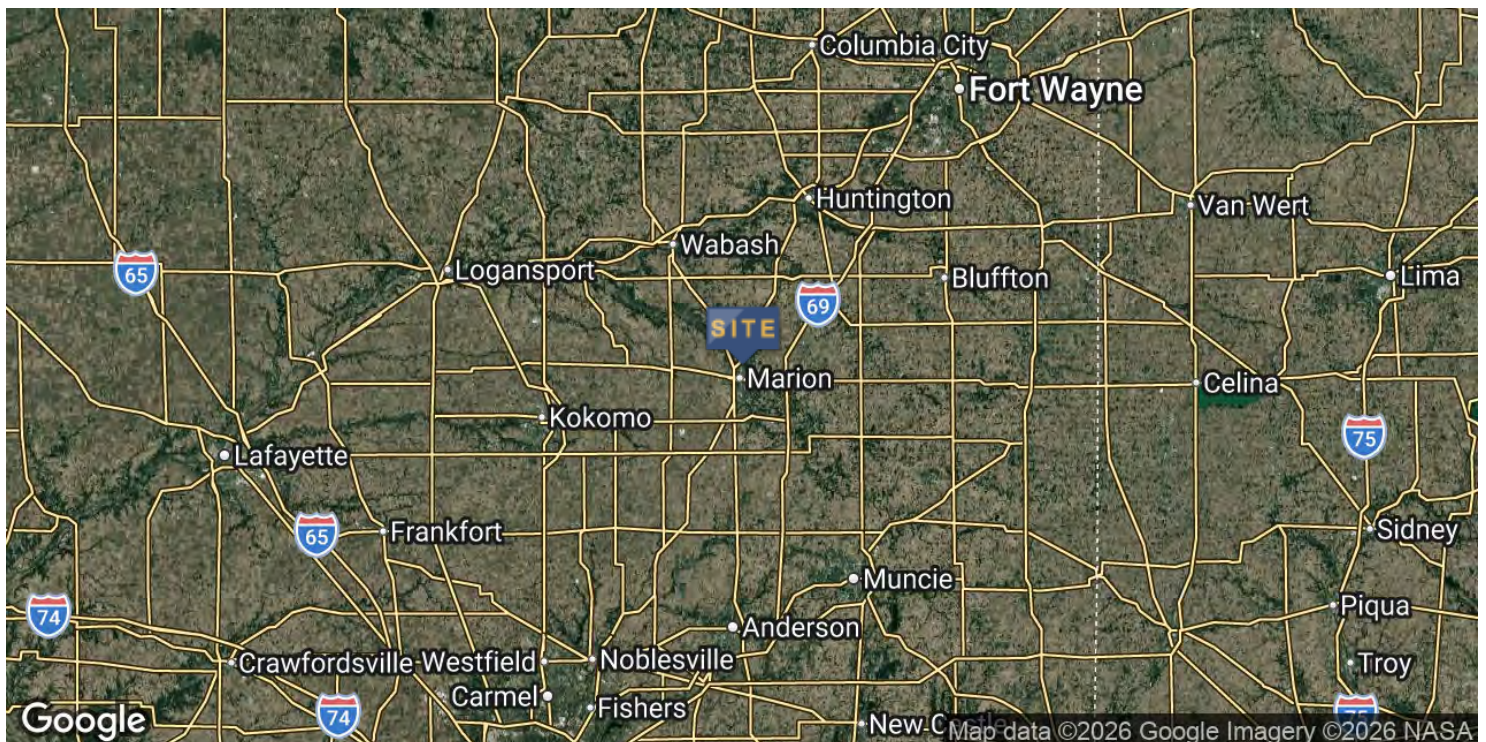
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LOCATION MAP

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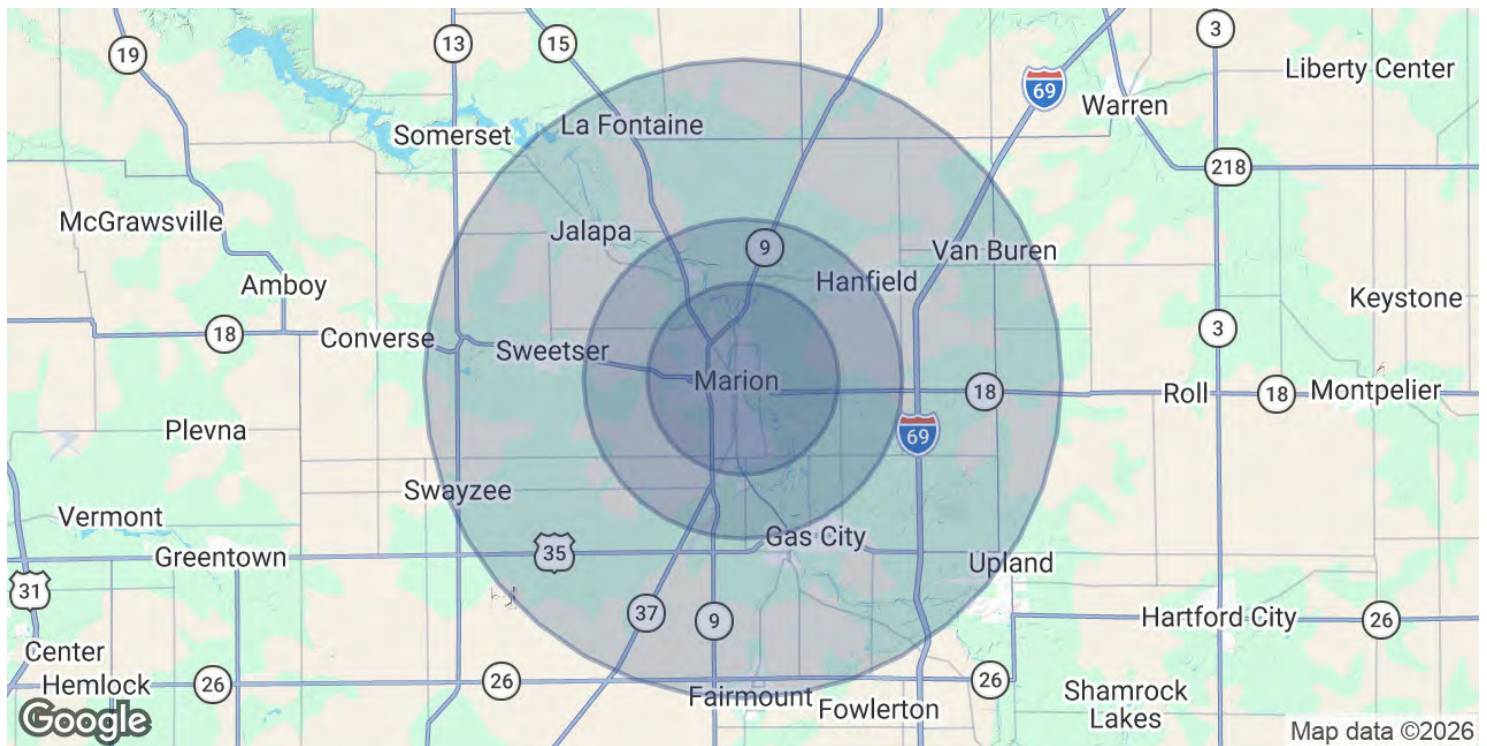
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DEMOGRAPHICS MAP & REPORT

3,650 SF COMMERCIAL BUILDING FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	26,591	36,444	58,624
Average Age	38.7	38.8	40.4
Average Age (Male)	36.5	37.1	38.9
Average Age (Female)	40.7	40.5	42.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,082	14,690	24,190
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$56,830	\$63,457	\$68,773
Average House Value	\$96,844	\$114,297	\$128,106

2023 American Community Survey (ACS)



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