

BND

COMMERCIAL

COMMERCIAL / RESIDENTIAL FOR SALE

7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA



Price Reduced!

HIGHLIGHTS:

Total Building Size: 7,920 SF

Acreage: 4.72 Acres (Divisible)

Zoning: C2 – General Commercial

Located on Big Lake — Lakefront Property on SR 109

Former Grocery with Gas Equipment

Reduced Sale Price:
Parcel 1 - \$787,500
Parcel 2 - \$180,000
Parcel 3 - \$90,000

Total Asking Price: \$1,057,500



O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

**COMMERCIAL / RESIDENTIAL
FOR SALE**

**7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA**



O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

BND**COMMERCIAL****COMMERCIAL / RESIDENTIAL
FOR SALE****7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA****1 - Commercial/ Retail Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	5418 S State Rd 109
City / County / State / Zip	Columbia City / Whitley / Indiana / 46725
Sale / Lease	Sale
Available Space	7,920 SF
Total Building Size	7,920 SF
Land Size	±1.45 Acres (Approximate)
Zoning	C2 – General Commercial
Frontage	375' (State Road 109)
Parking	Surface Parking
Traffic Count	3,539 AADT (2025)
Nearest Highway	5.3 Miles to US 33 7.2 Miles to US 30
Distance to Interstate	24 Miles to I-69
Former Use	Grocery Store with Gas Station

**Sale Information**

Reduced Sale Price	\$787,500
Terms	Cash at Closing

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.

O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

BND

COMMERCIAL

COMMERCIAL / RESIDENTIAL
FOR SALE

7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA



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.

O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND**COMMERCIAL****COMMERCIAL / RESIDENTIAL
FOR SALE****7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA****Building Information**

Construction Type	Wood Frame
Construction Year	1985
Number of Floors	One
Roof	Shingles
Foundation	Concrete
Electric	TBD
Restrooms	Three
Heating System	Gas Forced Air
Air Conditioning	Central
Sprinkler System	No
Signage	Yes
Handicap Access	Yes

Utilities

Gas	Propane
Electric	Columbia City Utilities
Water	Well
Sewer	Tri-Lakes Regional Sewer District

2025 DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	2,964	7,536	37,353
Avg. H/H Income	\$118,073	\$117,556	\$101,846

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.

O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

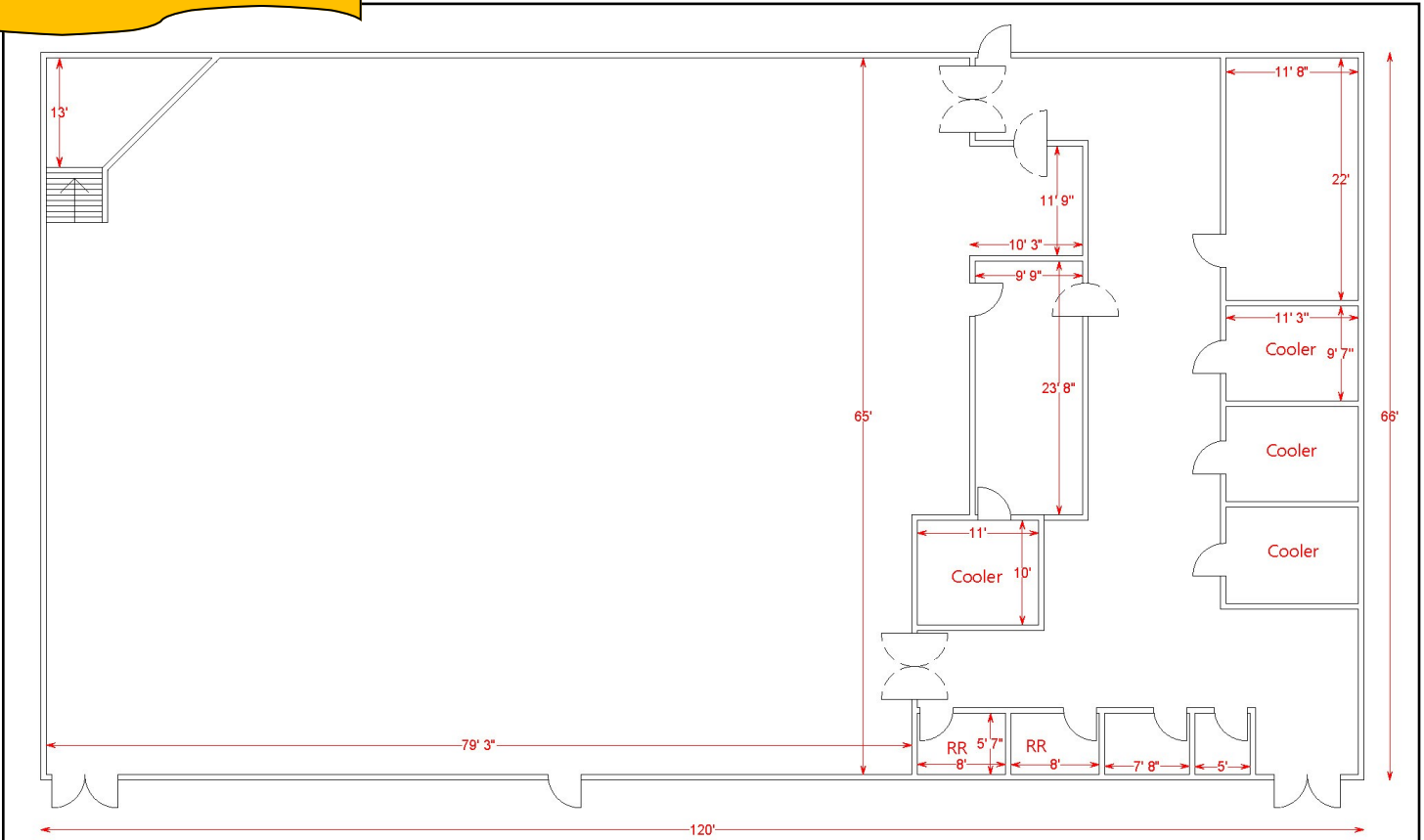
BND

COMMERCIAL

COMMERCIAL / RESIDENTIAL FOR SALE

7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA

Floor Plan



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.

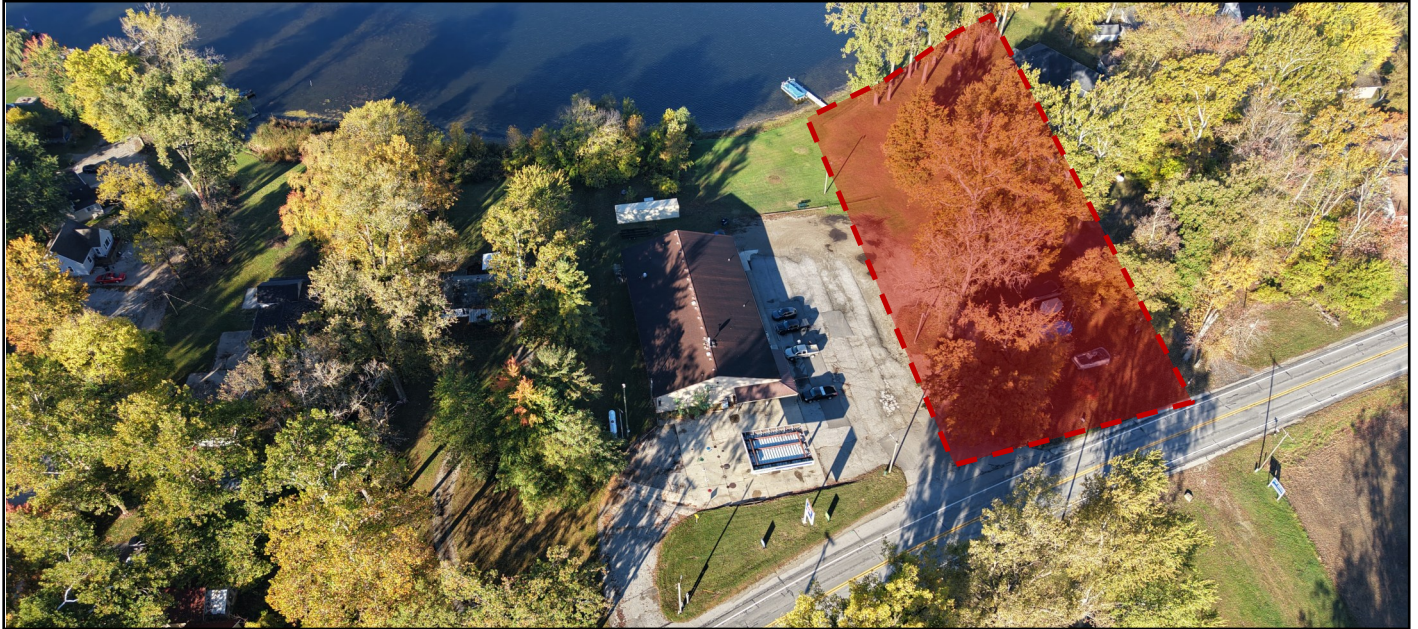
O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND**COMMERCIAL****COMMERCIAL / RESIDENTIAL
FOR SALE****7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA****2 - Residential Land Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	Exact Address TBD
City / State / Zip	Columbia City / Indiana / 46725
Sale / Lease	Sale
Land Size	± 1.0 Acres (± 127' x 316' x 139' x 377') (Approximate)
Zoning	C2 – General Commercial

**Sale Information**

Reduced Sale Price	\$180,000
Terms	Cash at Closing

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.

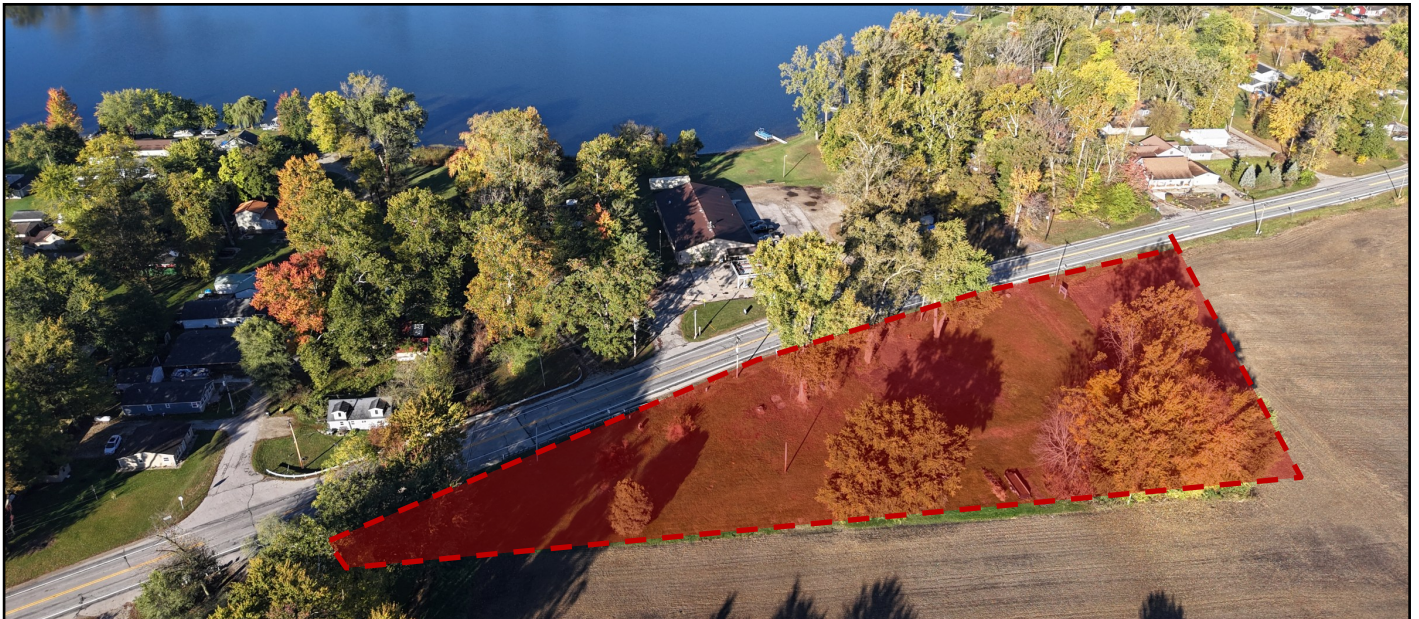
O. Karl Behrens, SIOR, CCIM
 Cell: (260) 410-3627
 kb@bnd.net

Austin Hoskins
 Cell: (260) 705-2928
 ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND**COMMERCIAL****COMMERCIAL / RESIDENTIAL
FOR SALE****7,920 SF & 4.72 ACRES
5418 SOUTH STATE ROAD 109
COLUMBIA CITY, INDIANA****3 - Residential Land Highlights**

Parcel Number	57-19-33-400-004.000-009
Address	Exact Address TBD
City / State / Zip	Columbia City / Indiana / 46725
Sale / Lease	Sale
Land Size	± 1.9 Acres (± 510' x 280' x 471' x 71') (Approximate)
Zoning	C2 – General Commercial

**Sale Information**

Reduced Sale Price	\$90,000
Terms	Cash at Closing

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.

O. Karl Behrens, SIOR, CCIM
Cell: (260) 410-3627
kb@bnd.net

Austin Hoskins
Cell: (260) 705-2928
ah@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net