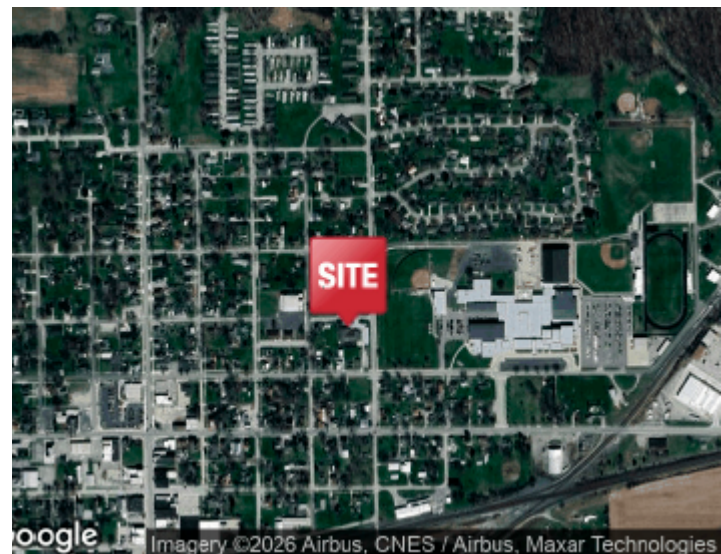




408 E. Washington Street Butler, Indiana

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

GARY BUSCHMAN, SIOR

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

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

Utilities		Nearest Major Roads	
Electric	AEP	Interstate	I-69 22 Miles
Gas	NIPSCO		
Water/Sewer	Cit of Butler	Highway	SR 6 0.2 Miles

Sale Information			
Annual Taxes	\$10,795.44	Sale Price	\$670,000
Tax YR / Pay YR	2024/2025	Terms	Cash at closing

Lease Information			
Unit	SF	Lease Rate	Lease Type
408	8,287 SF	\$14.00/SF/YR	NNN

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins.	TBD	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	TBD	

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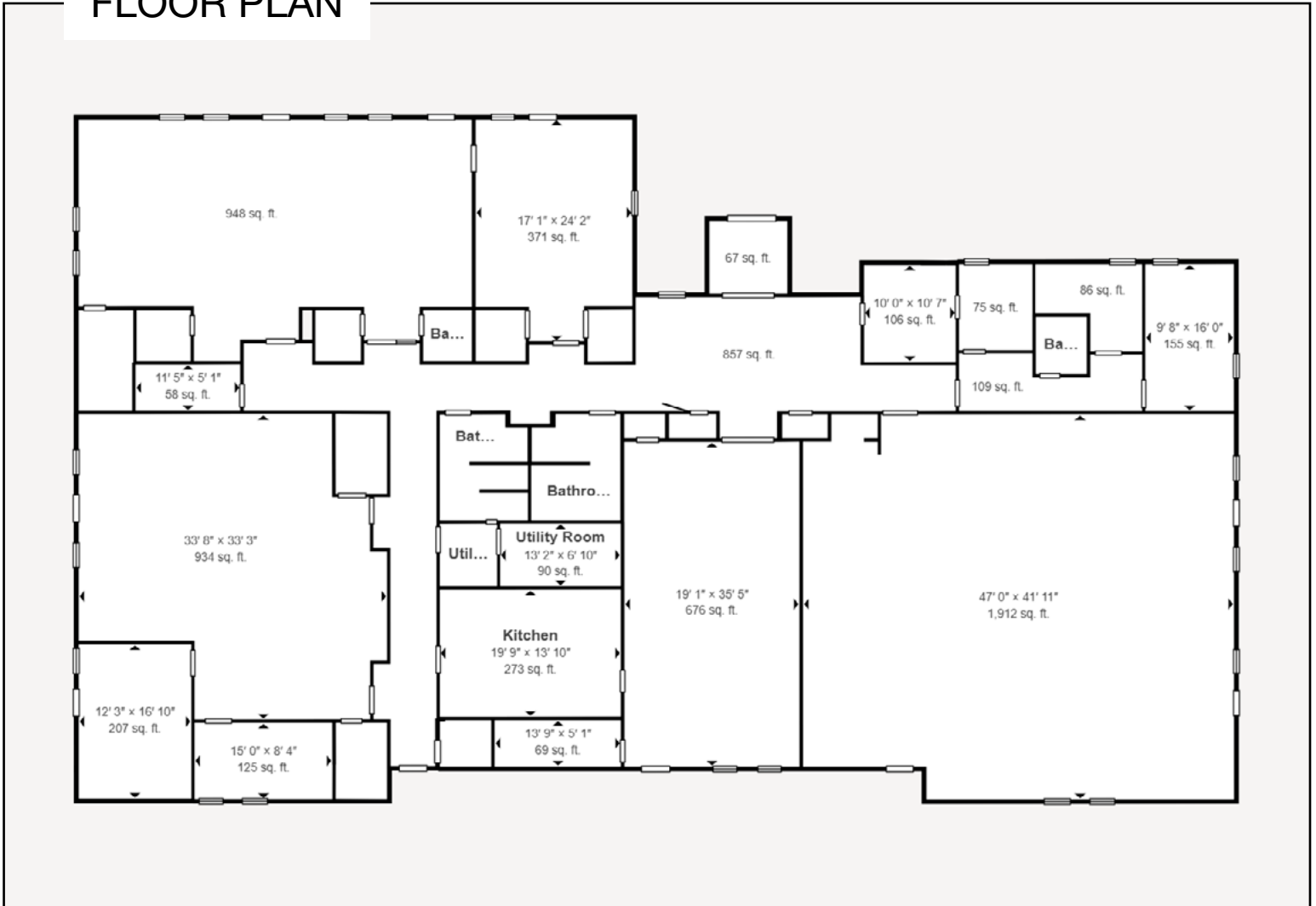
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FLOOR PLAN



Take the
virtual tour!

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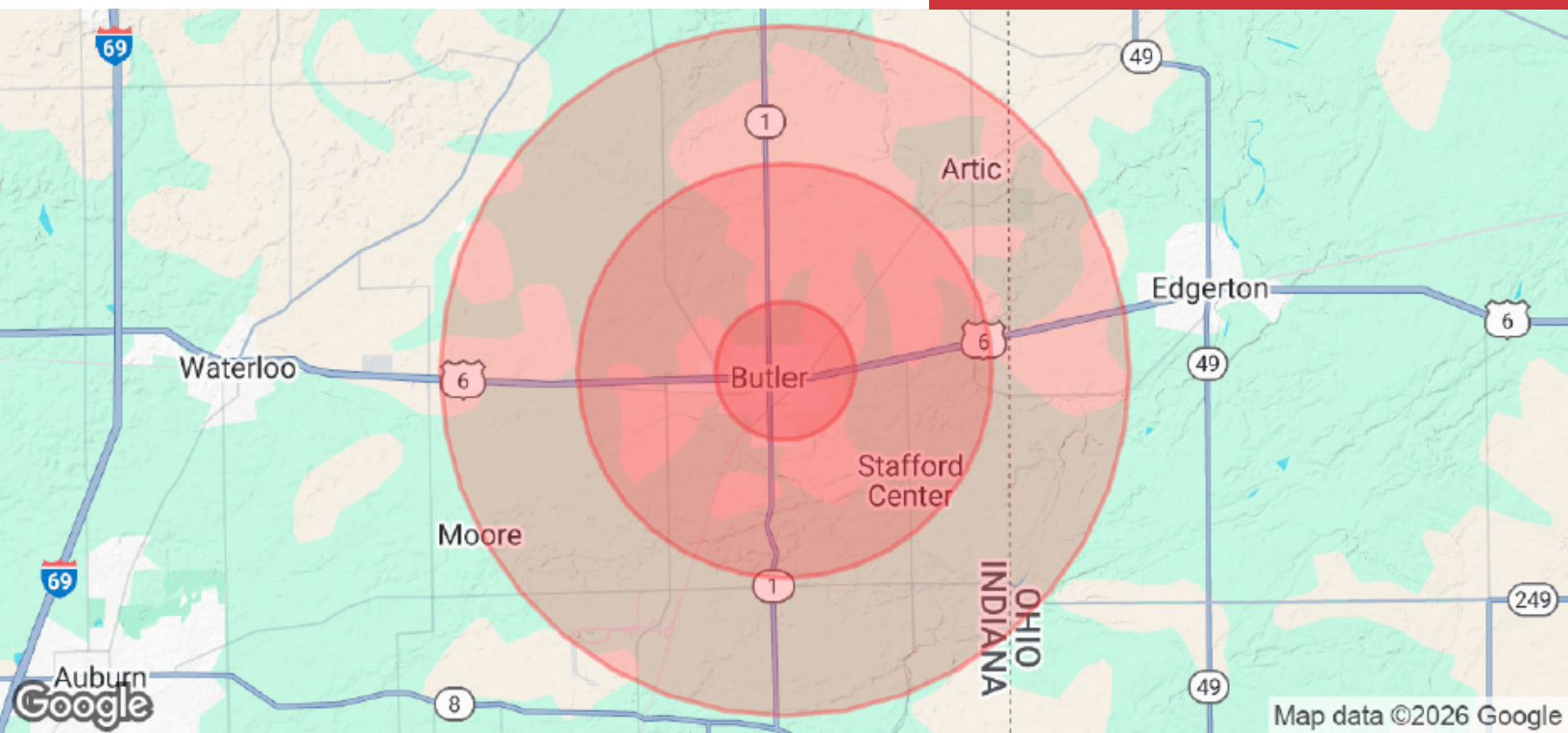
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,721	3,503	4,775
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,039	1,343	1,835
# of Persons per HH	2.6	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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