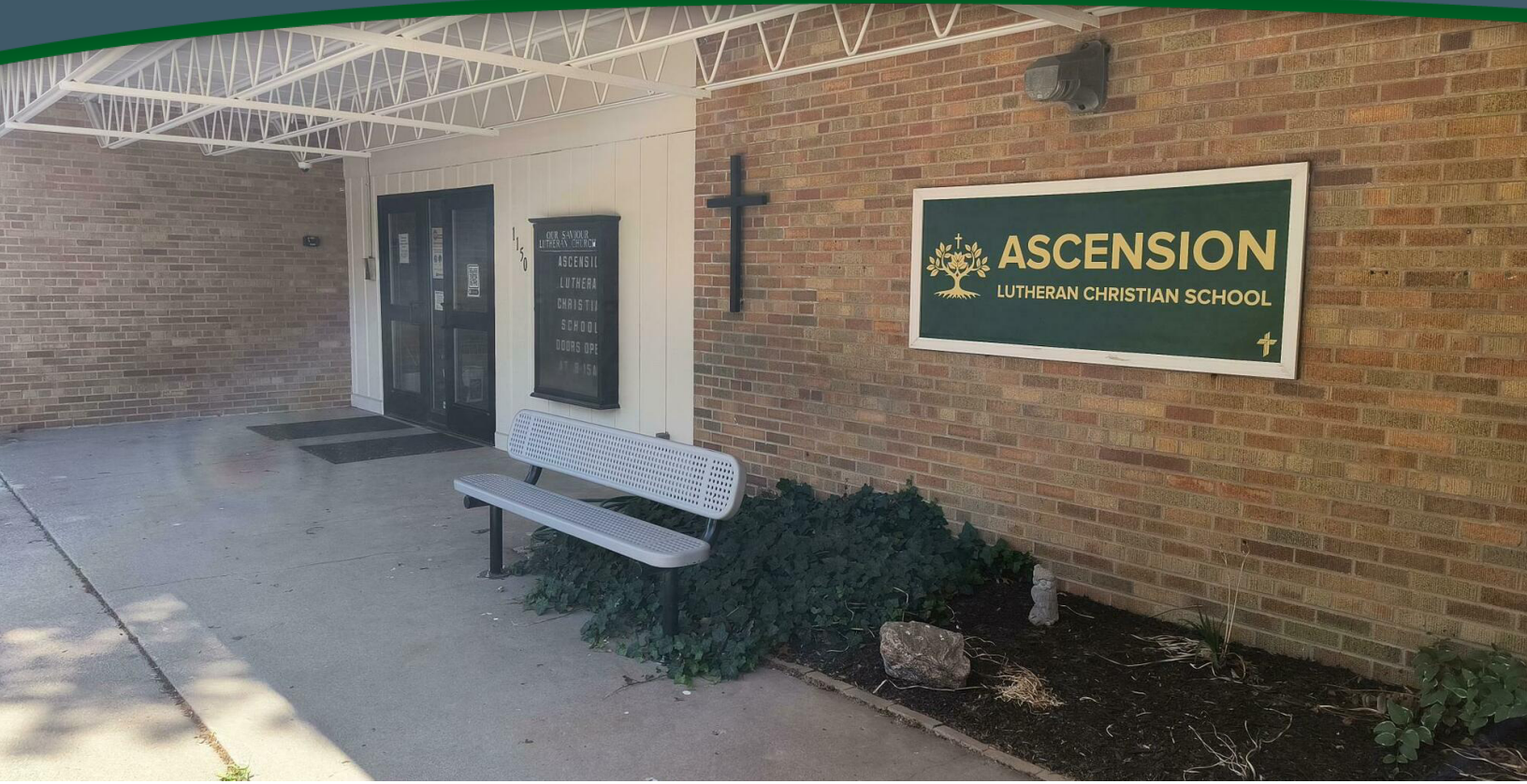


1150 W 49TH AVE, GARY, IN 46408



For more information, please contact:

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SALE OF FORMER GARY SCHOOL

1150 W 49th Ave, Gary, IN 46408



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$499,000
Price / SF:	\$43.19
Lot Size:	12.13 Acres
Year Built:	1956
Building Size:	11553 SF
Zoning:	R-2

PROPERTY HIGHLIGHTS

- Turnkey operational special use building for sale in Gary
- Previously used as a school and church
- Located minutes from Broadway and I-65
- 11,500sf single story structure on over 12 acres of land
- Aggressively priced



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Presenting a unique opportunity for special purpose/school users, this turnkey operational building in Gary offers impressive features. Encompassing 11,553sf on over 12 acres of land, this single-story structure, previously a school and church, is an ideal fit for educational or community use. With a strategic location just minutes from Broadway and I-65, this property presents an attractive option for those seeking a purpose-built facility in a well-connected area. Built in 1956 and located in an unincorporated area, this aggressively priced offering is ready for a new user.

LOCATION DESCRIPTION

This property is located on 49th Avenue approximately 1 mile west of Broadway in Gary, Indiana. The population of Gary was 69,093 at the 2020 census, making it Indiana's eleventh-most populous city. The city has been historically dominated by major industrial activity and is home to U.S. Steel's Gary Works, the largest steel mill complex in North America. Gary is located along the southern shore of Lake Michigan about 25 miles southeast of downtown Chicago.

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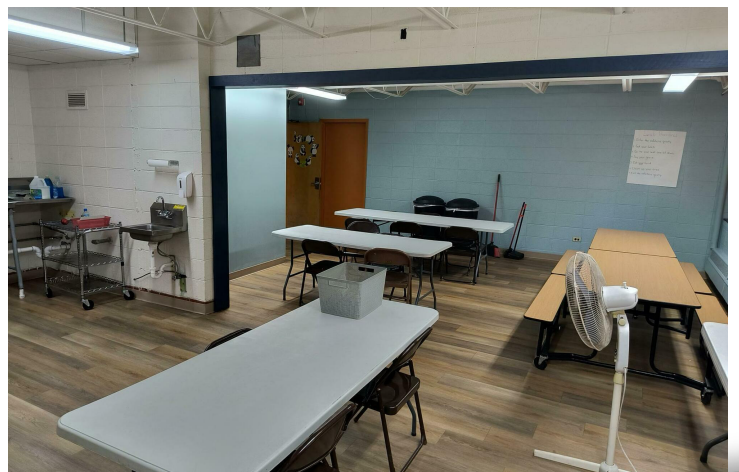
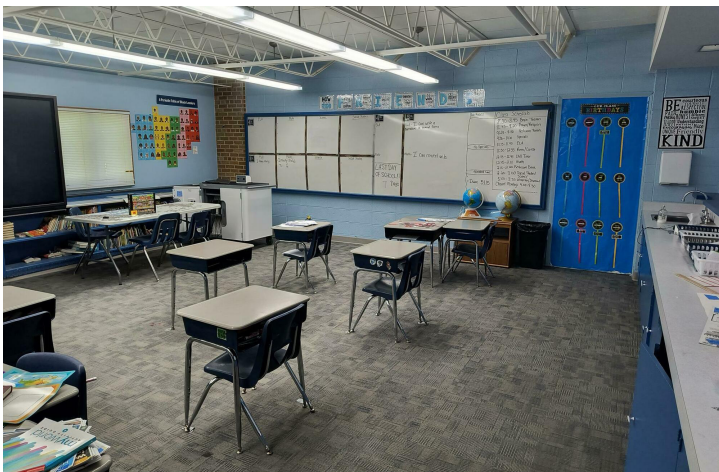
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ADDITIONAL PHOTOS



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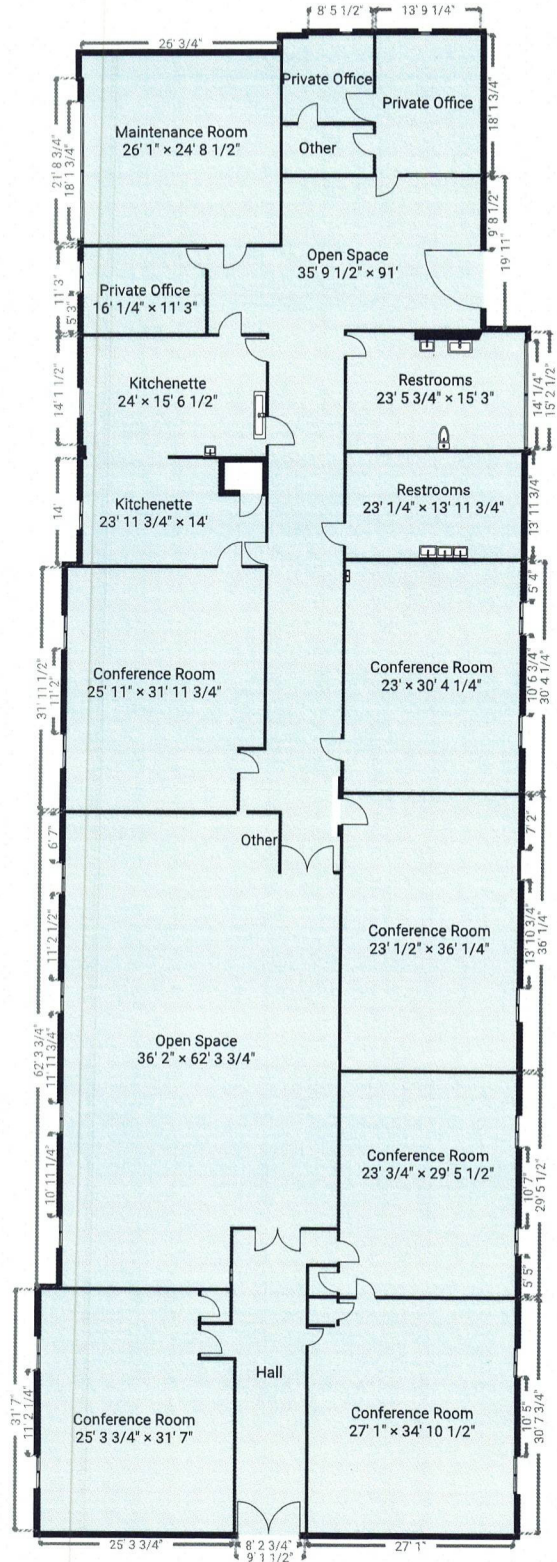
My New Project

1150 West 49th Avenue, 46408 Gary, Indiana, US
 TOTAL AREA: 11780.09 sq ft • LIVING AREA: 11780.09 sq ft • FLOORS: 1 • ROOMS: 22

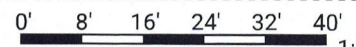


▼ 1st Floor

TOTAL AREA: 11780.09 sq ft • LIVING AREA: 11780.09 sq ft • ROOMS: 22



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

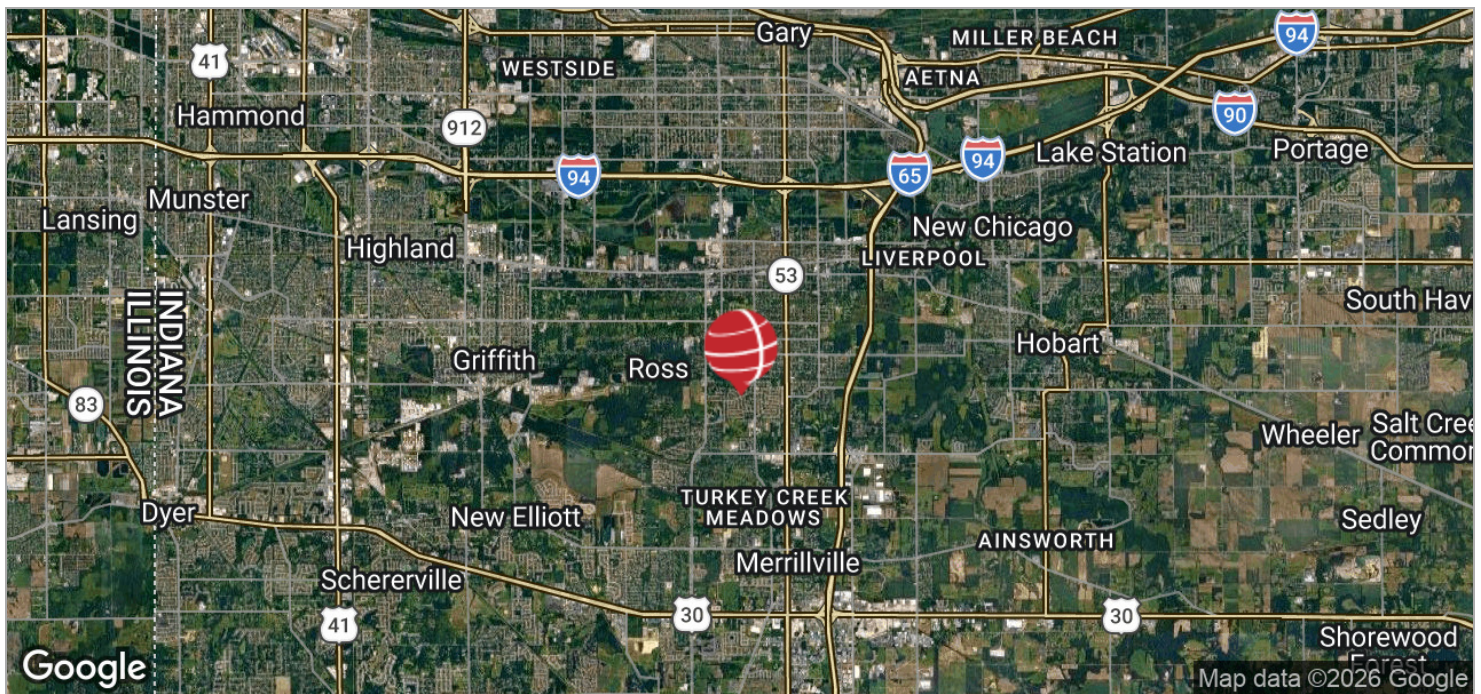
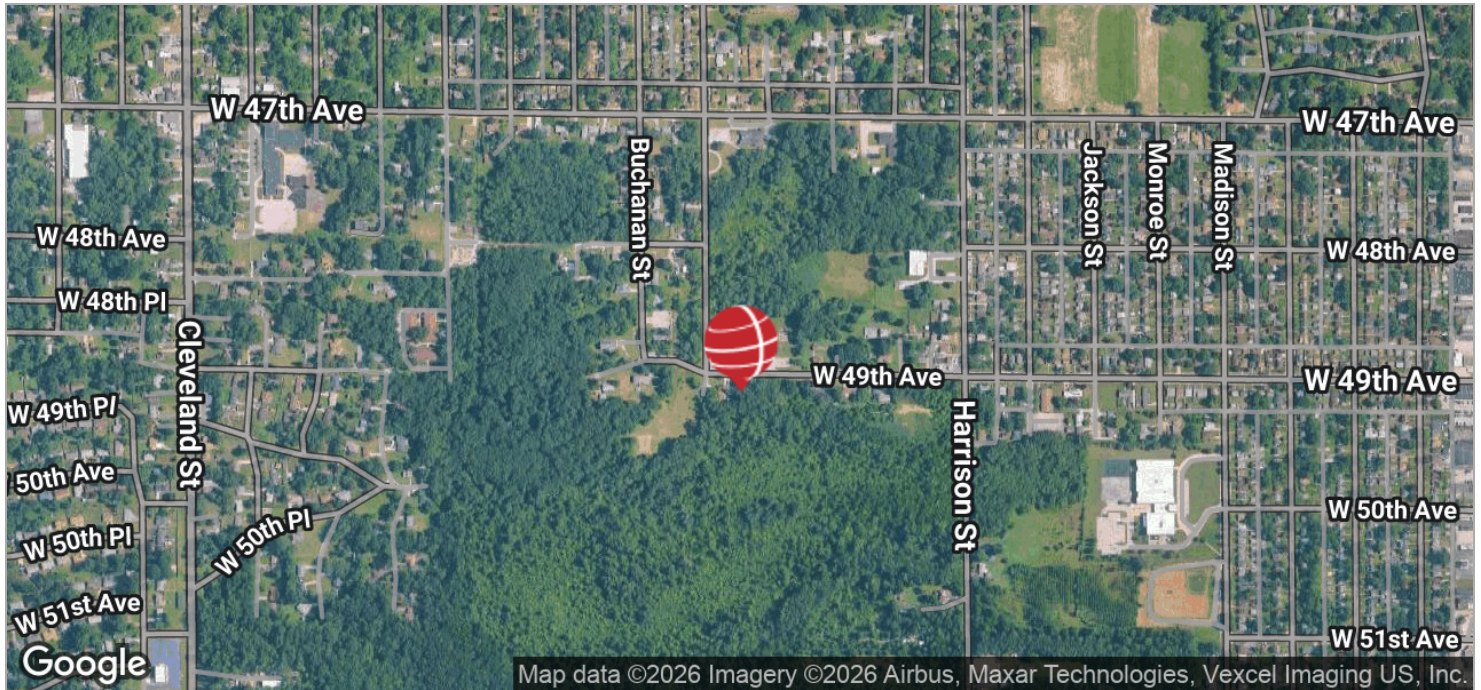


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LOCATION MAPS



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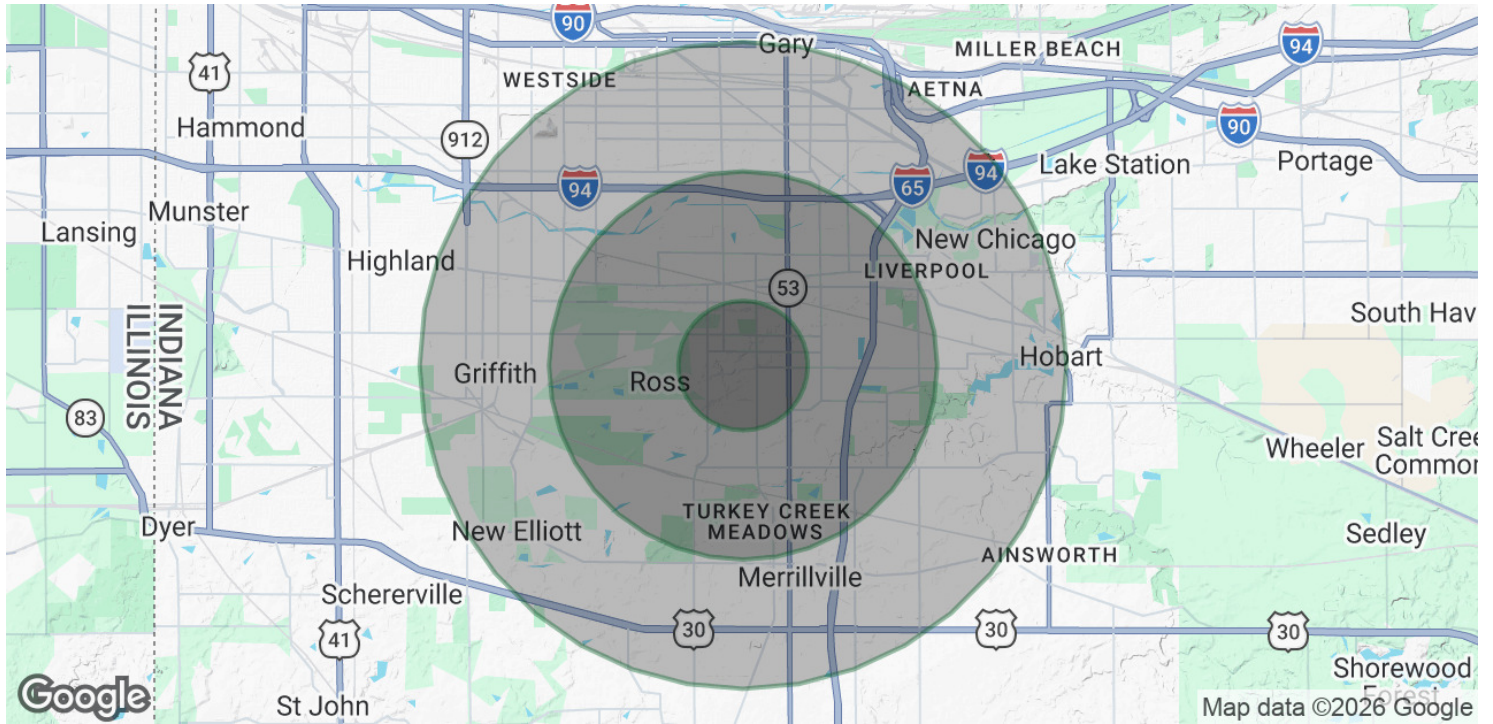
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	350	2,052	8,025
Average Age	36.6	33.6	35.2
Average Age (Male)	32.5	29.8	33
Average Age (Female)	41.9	35.9	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	169	827	3,169
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$52,979	\$60,999	\$61,613
Average House Value	\$129,884	\$116,873	\$116,822

2023 American Community Survey (ACS)

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