

Industrial Property For Sale

6730 COLUMBIA AVE, HAMMOND, IN 46324



For more information, please contact:

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PROPERTY DESCRIPTION



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Presenting a unique opportunity for industrial and manufacturing investors in Hammond, IN. This expansive property features three spacious garage doors, two bathrooms, and an upstairs loft, offering versatile potential for customization and efficiency. With the potential to be divided into three separate units, the property provides flexibility for various business operations, reflecting adaptability and scalability. Zoned C-1, it offers a prime location in Hammond, making it an ideal investment for industrial and manufacturing endeavors. This offering presents a rare chance to acquire a substantial property, perfectly suited for a range of business needs and opportunities.

LOCATION DESCRIPTION

Located in Hammond, IN, the area surrounding the property is a vibrant hub for industrial and manufacturing investors. Hammond boasts convenient access to major transportation routes, including Interstates 90 and 80/94, making it an ideal location for businesses in logistics and distribution. Nearby, the Purdue University Northwest Campus provides a skilled workforce and opportunities for collaboration in research and development. For recreational activities, the property is close to the scenic Wolf Lake and Lost Marsh Golf Course, offering a balance of work and leisure for employees and visitors. With its strategic position and local amenities, Hammond presents an enticing opportunity for industrial and manufacturing investment.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$285,000
Price / SF:	\$50.00
Lot Size:	0.21 Acres
Year Built:	1922
Building Size:	5700 SF
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 5,700 SF building
- New roof
- Three garage doors
- Two bathrooms
- Upstairs loft
- Versatile potential
- Potential for three separate units



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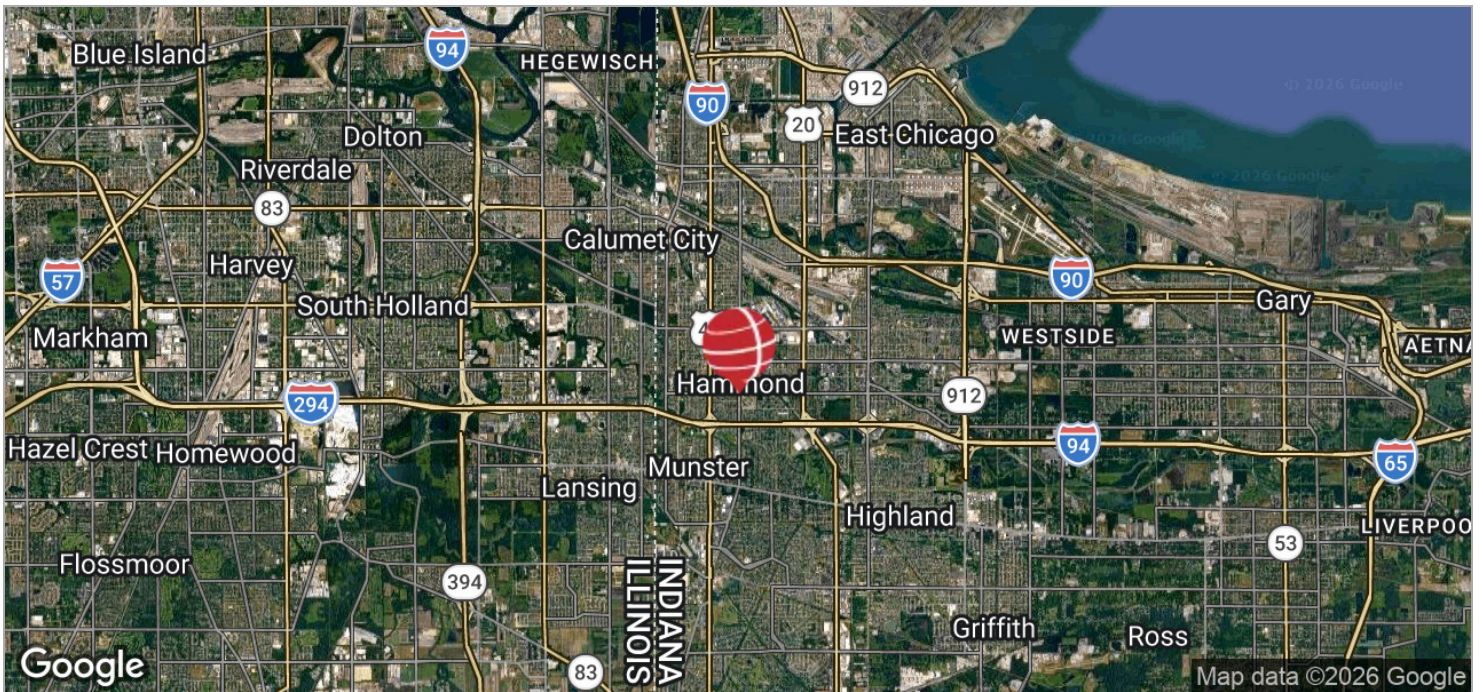
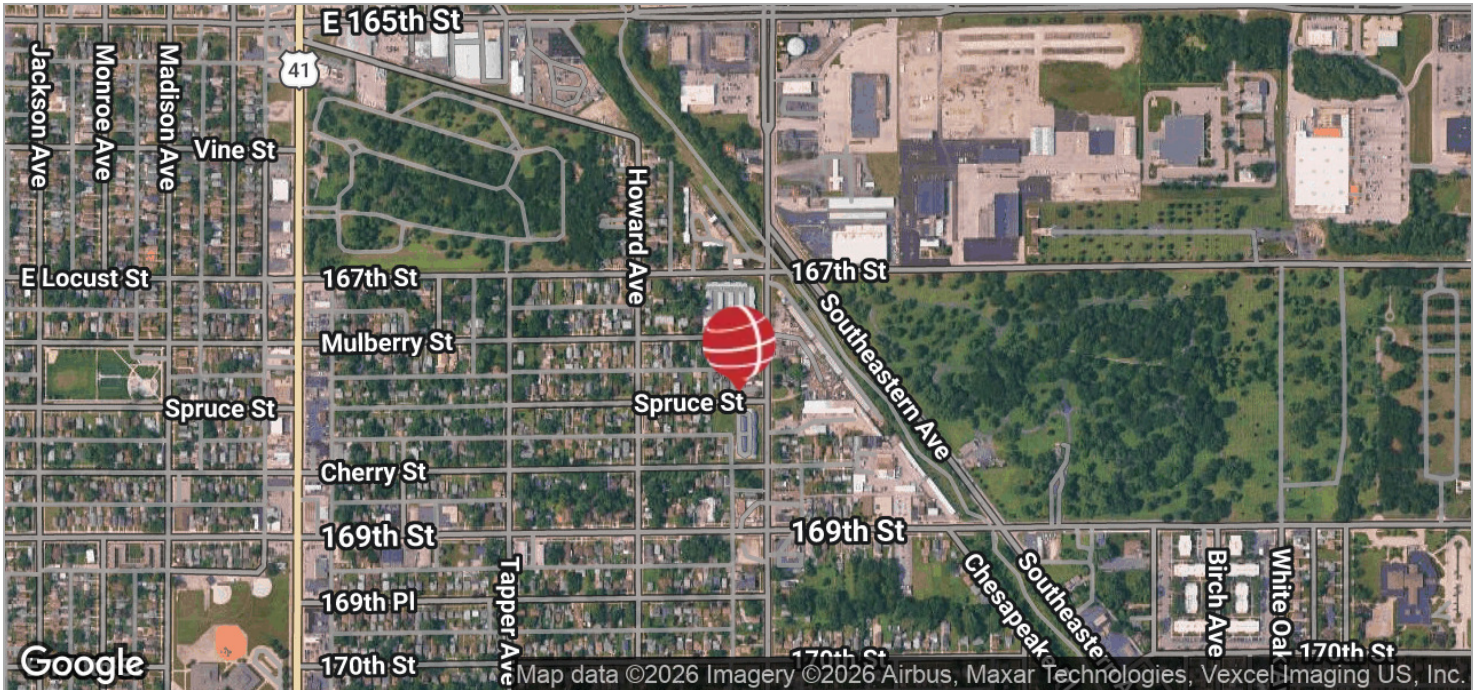
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LOCATION MAPS



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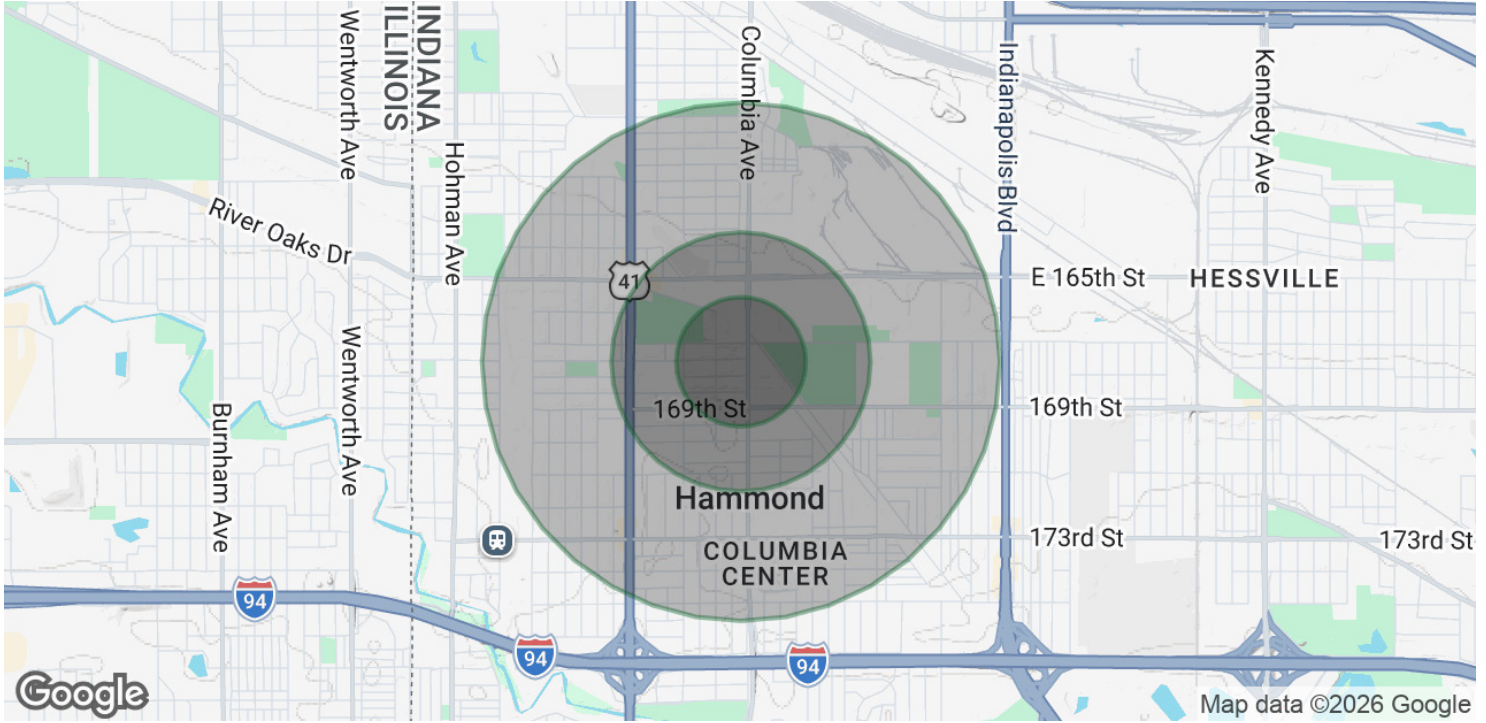
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	589	3,158	14,574
Average Age	50.1	40.8	38.6
Average Age (Male)	45.6	36.0	35.6
Average Age (Female)	51.5	46.8	41.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	298	1,385	5,992
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$89,090	\$77,253	\$68,815
Average House Value	\$189,710	\$161,834	\$142,272

2023 American Community Survey (ACS)

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ADDITIONAL PHOTOS



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