



# FOR SALE

**100% LEASED 3 UNIT STRIP CENTER**

12150 N US HWY 421, MONTICELLO, IN

**OFFERED AT**

**\$439,000**

**ALL 3 UNITS ARE  
LEASED THROUGH  
1-2028**

## ABOUT THE PROPERTY

Fully leased multi-tenant retail property on US Hwy 421 in Monticello, benefiting from strong local and seasonal traffic near area lakes. The 4,376 SF building includes three suites (A, B, C) with leases secured through 1/1/2028, generating \$38,400 annually. Tenants reimburse most operating expenses, minimizing landlord responsibilities. Occupied by a diner, bakery, and dog grooming business, offering stable, service-based income. Recent renovations include new roof, siding, mechanicals, parking lot, and signage. Fixtures and equipment included. Adjacent parcel available for expansion. Ideal for investors seeking steady income with future upside.



**SHANE CHILDERS**  
Commercial Broker  
765-413-6046  
shane@childersCRE.com  
ChildersCRE.com

