

2400 CLARK ROAD, GARY, IN 46404



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

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GARY TREATMENT FACILITY

2400 Clark Road, Gary, IN 46404



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,090,000
Price / SF:	\$52.98
Lot Size:	1.64 Acres
Year Built:	1997
Building Size:	20572 SF
Renovated:	2004

PROPERTY OVERVIEW

This extremely low price/sf of only \$58/SF the building is an exceptional opportunity in Gary, IN. This 20,572 SF office building, utilized as a Rapid Access Center Crisis Intervention and Detox center, holds potential for repurposing or continued use as a specialized facility. Constructed in 1997 and renovated in 2004, this property offers an open layout with 23 bedrooms, classrooms, modern kitchen with a walk-in cooler and freezer, dining areas, as well as many offices, nurse stations, open areas, and laundry rooms. This is a convenient location just 2 minutes from the Burr St./I-80-94 intersection in the City of Gary. Property is located within 5 minutes of the Hard Rock casino as well as the proposed Lake County Convention Center. With its history of providing vital community services, this building is well-suited for organizations seeking a purpose-driven space to make a positive impact.

PROPERTY HIGHLIGHTS

- Well below Replacement Cost
- 20,572 SF Office building
- Newer Roof, HVAC, and other mechanicals
- Built in 1997, renovated in 2004
- Strategic location near Hard Rock Casino & Proposed Lake County Convention Center

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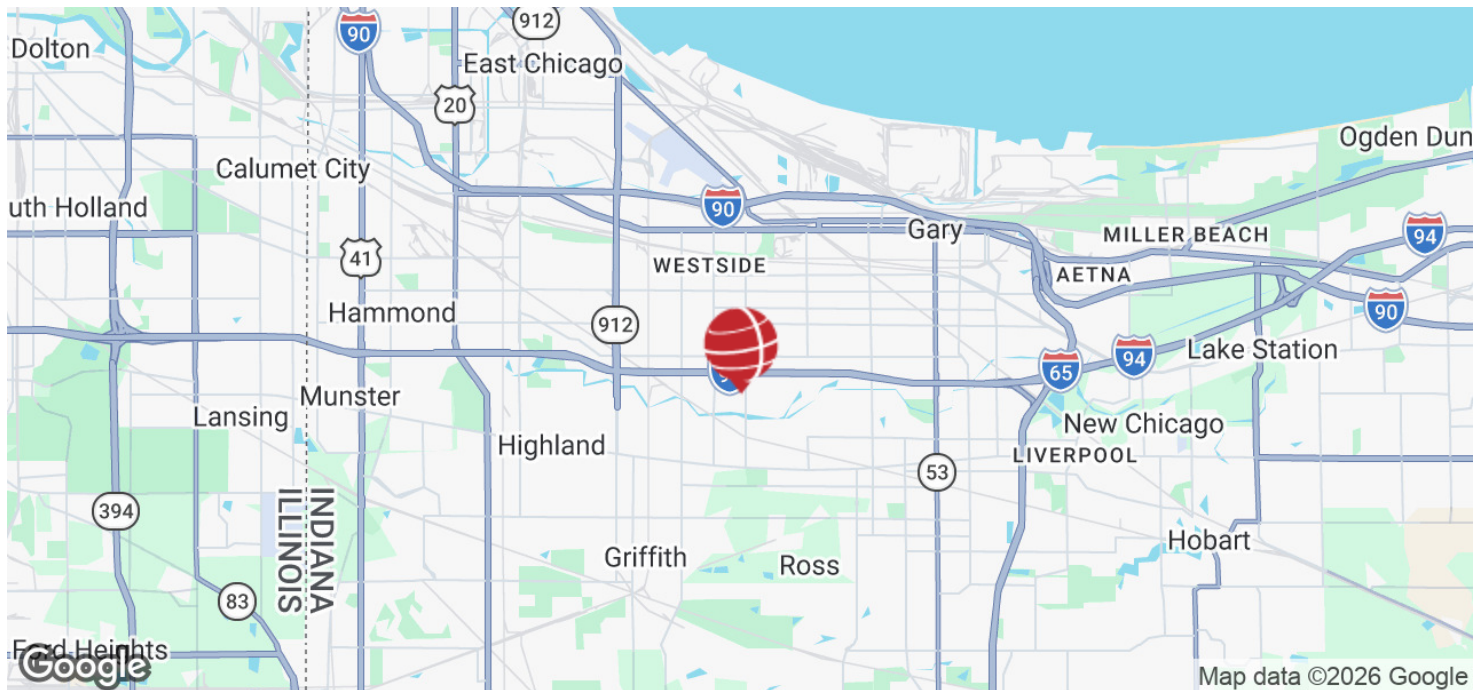
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LOCATION MAPS



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ADDITIONAL PHOTOS



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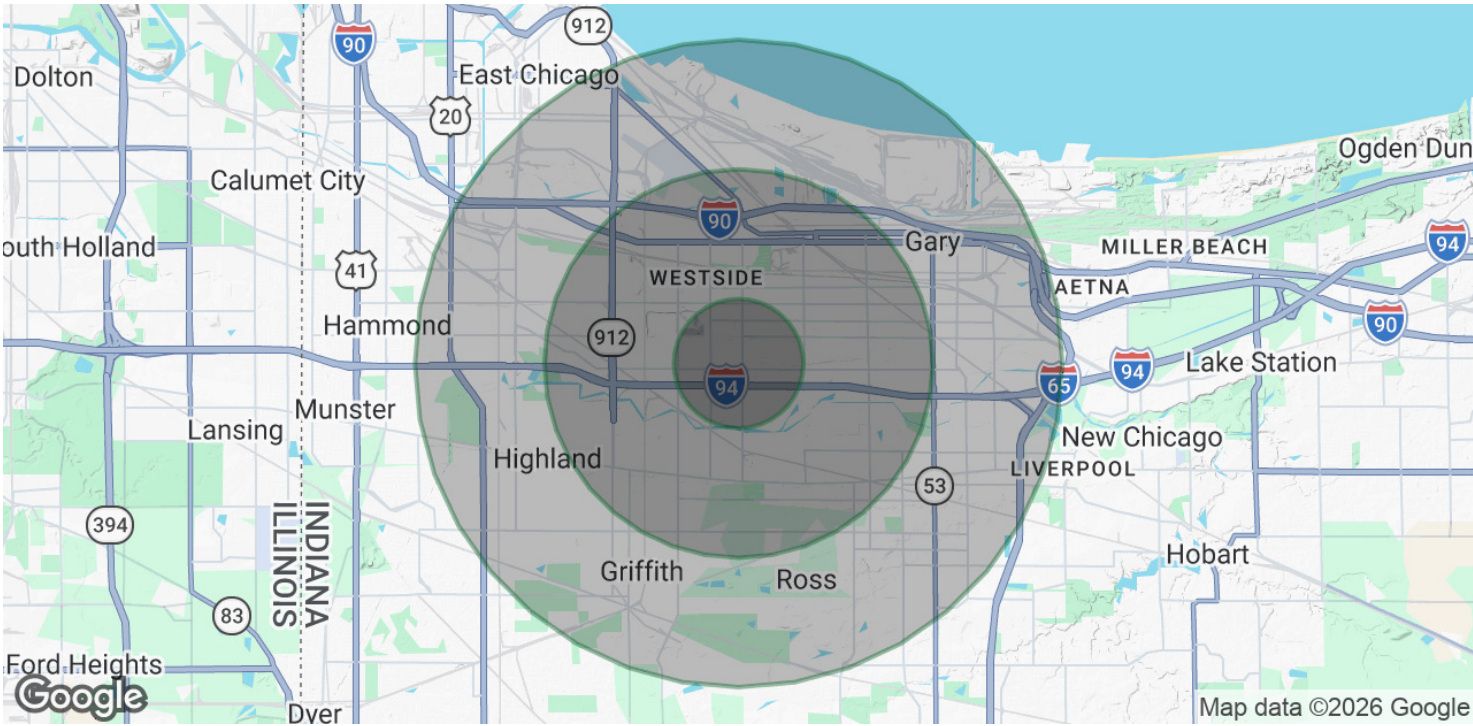
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,729	57,076	142,641
Average Age	34.0	37.4	38.5
Average Age (Male)	26.4	34.1	36.8
Average Age (Female)	41.1	40.0	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,022	22,385	56,366
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$46,102	\$60,799	\$71,446
Average House Value	\$109,404	\$128,979	\$159,006

2023 American Community Survey (ACS)

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