

FORMER SENIOR LIVING CENTER

25 VICTORY NOLL DR, HUNTINGTON, IN 46750



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FORMER SAINT ANNE VICTORY NOLL

25 Victory Noll Dr, Huntington, IN 46750



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,300,000
Building Size:	69,450 SF
Lot Size:	11.1 Acres
Price / SF:	\$47.52
Year Built:	1964
Renovated:	2017
Zoning:	R-1
# of Buildings:	3
# of Floors:	2 + Basement
Highlights:	Commercial Kitchen Laundry Facility Wooded Campus 100+ Resident Rooms Dining Area Recreational Rooms Large Chapel Private Entrance Drive

PROPERTY OVERVIEW

Introducing an exceptional redevelopment opportunity at 25 Victory Noll Dr in Huntington, IN. This 69,450 SF property, originally built in 1923 and extensively renovated in 2017, offers a versatile space for a range of special-purpose ventures such as multi-family, recreational or entertainment, church, hospitality, rehabilitation facility, or educational or institutional users. Boasting a commercial kitchen, laundry facilities, over 100 resident rooms, dining areas, living spaces, nurses stations, examination rooms, private offices, and more, this property is poised to accommodate a variety of uses. Set on an 11-acre campus with picturesque wooded surroundings, a pond, outdoor courtyard, and trails, it presents an ideal setting. With recent HVAC upgrades, equipped commercial kitchen items, and a recent wing renovation, this property is ready for any specialized venture.

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EXTERIOR PHOTOS



Primary Entrance



Building Exterior



Garden Level Exterior



Drone East View



Drone North View



Drone South View



Drone West View



Out Building

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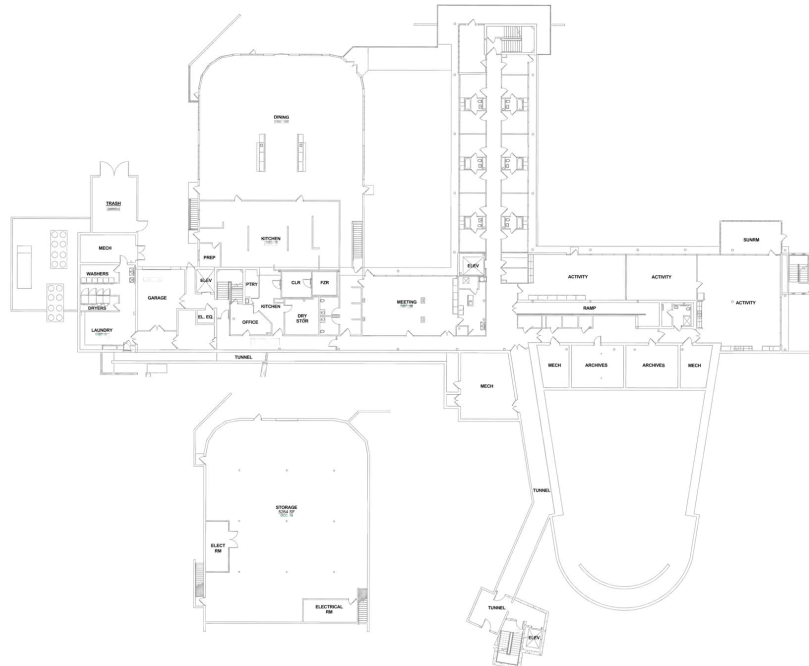
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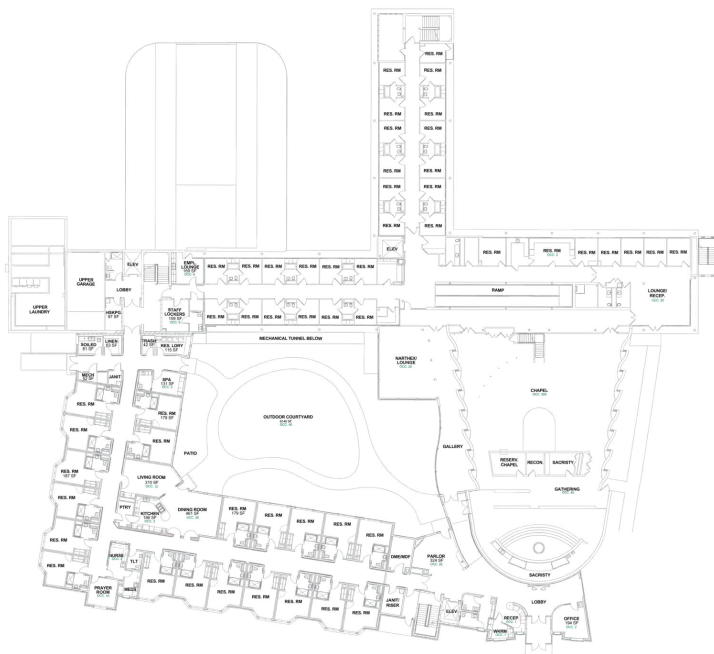
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FLOOR PLANS



Garden & Basement Floor Plan



First Floor Plan



Second Floor Plan

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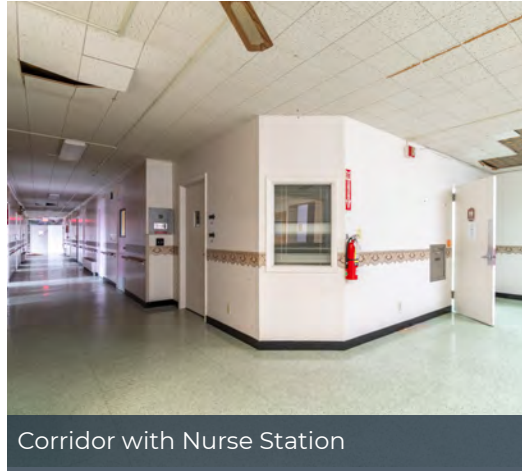
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INTERIOR PHOTOS



Primary Entrance



Corridor with Nurse Station



Corridor with Nurse Station



Dining and Recreation Room



Education Room



Physical Therapy or Gym



Resident Kitchen



Recreation Room

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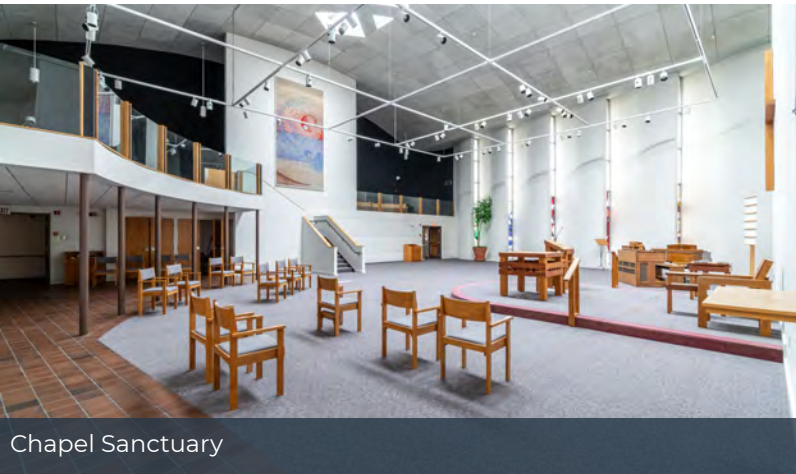
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INTERIOR PHOTOS



Chapel Sanctuary



Chapel Sanctuary



Commercial Kitchen with Hood



Commercial Kitchen Prep Area



Laundry Facility



Mechanical Room

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LOCATION DETAILS



NORTHEAST INDIANA

HUNTINGTON, INDIANA

REGIONAL REVIEW

REGIONAL DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	2,389	19,988	23,131
Households	57,458	60,444	63,377
Average Home Value	\$167,465	\$152,404	\$164,306
Workday Population	3,517	19,641	24,059
Labor Force	59.1%	59.8%	60.5%
Avg. Travel Time to Work	21 min	22 min	23 min
Total Retail Spending	\$57.9m	\$305.9m	\$388.3m

DISTANCE TO SURROUNDING AREA

Fort Wayne, IN	26 miles
Indianapolis, IN	84 miles
Toledo, OH	115 miles
Chicago, IL	131 miles
Cincinnati, OH	133 miles
Columbus, OH	145 miles
Windsor, Canada	165 miles
Detroit, MI	162 miles



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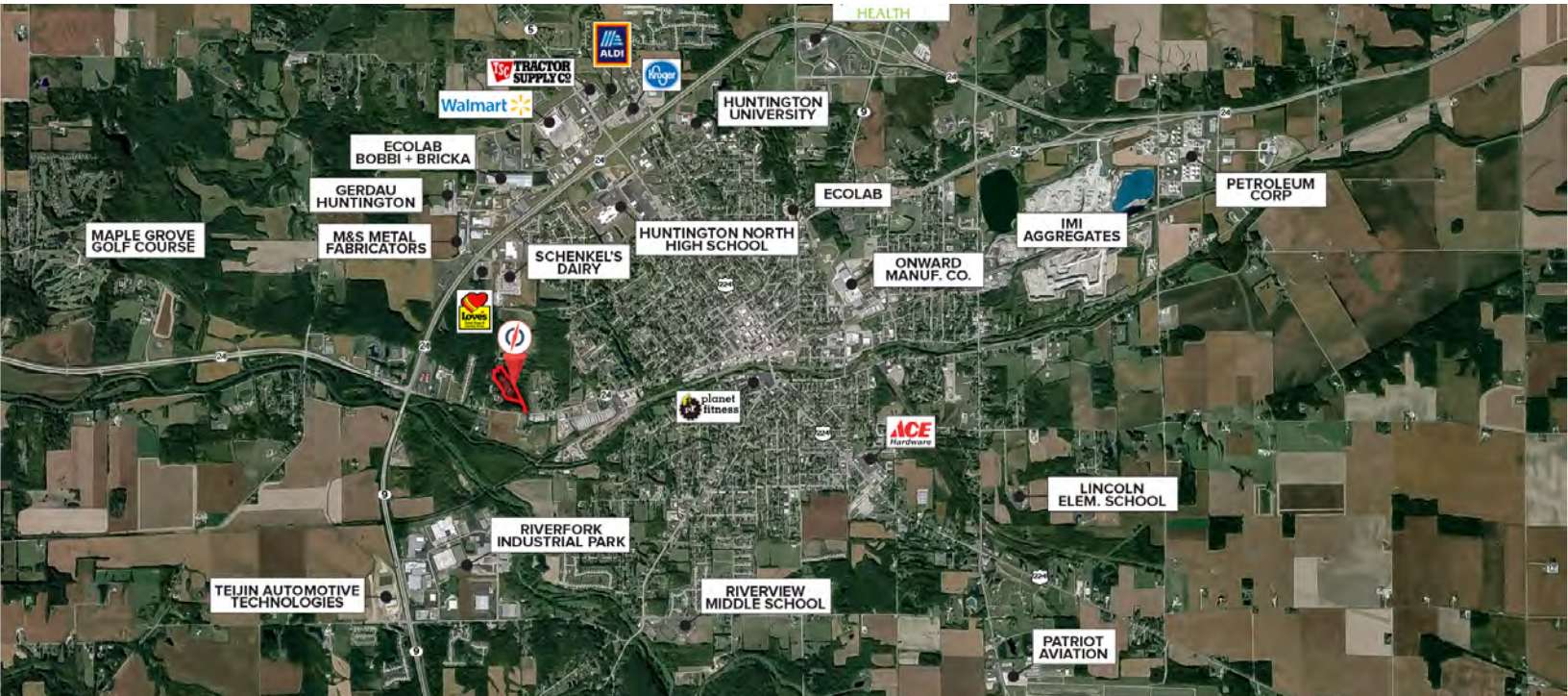
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LOCATION OVERVIEW



PROPERTY HIGHLIGHTS

- Exemplary redevelopment property for multi-family, recreational/entertainment, church, hospitality, rehabilitation facility, or educational or institutional users
- Expansive, well-maintained property with: Commercial kitchen, laundry facilities, 100+ resident rooms, various dining areas, various living or lounging areas, nurses stations, examination rooms, private offices, recreation room or physical therapy fitness gym, and so much more!
- Located on a secluded 11.1 acre park-like setting with woods, pond, outdoor courtyard, patio, and walking trails
- Recent upgrades to HVAC system and boilers ensures comfort and efficiency throughout the property
- Fully equipped commercial kitchen items included, making this ideal for any culinary operations or training programs
- 2017 renovation of an entire wing offers a versatile commercial property to for apartments, hotel, student housing, senior living, retreat center, and so much more
- The building is comprised of 2-stories, garden level, and basement with a unique underground tunnel feature!

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PROPERTY DETAILS

SALE PRICE

\$3,300,000

LOCATION INFORMATION

Building Name	Former Saint Anne Victory Noll Senior Living Center
Street Address	25 Victory Noll Dr
City, State, Zip	Huntington, IN 46750
County/Township	Huntington/Huntington
Side Of Street	East
Road Type	Private
Market Type	Small
Nearest Highway	Highway 24

BUILDING INFORMATION

Building Size	69,450 SF
Price / SF	\$47.52
Year Built	1964
Last Renovated	2017
Building Class	B
Tenancy	Single
Number Of Floors	2
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number Of Buildings	3
Floor Coverings	Carpet and Tile
Corridors	6 per floor
Exterior Walls	Brick

PROPERTY DETAILS

Property Type	Special Purpose
Property Subtype	Other
Zoning	R-1
Lot Size	11.1 Acres
APN#	35-05-16-300-717.100-005
Private Drive	Yes
Traffic Count	16,134
Traffic Count Street	Highway 24

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Description	Private designated parking & Covered parking garage

AMENITIES

Handicap Access	Yes
Elevators	3 Passenger, 1 Freight
Restrooms	Various private & common
Laundry Description	Separate intake & launder rooms
Dining Rooms	Large & small designated areas
HVAC	Central HVAC & Boiler Heater Updated in 2017
Resident Rooms	100+

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