



Downtown Fremont Mixed-Use

119 East Toledo Street
Fremont, IN 46737



Mixed-Use Property For Sale

The property at 119 East Toledo Street is a 4,476 SF mixed-use building. The second floor includes two residential apartment units, and the ground floor offers two commercial spaces, both of which are fully leased.

The building is located on Fremont's main commercial corridor, just north of Angola and near the Michigan and Ohio state lines. It offers a strong income stream from established tenants.

Property Highlights

- ▶ Income-producing property
- ▶ Easy access to I-90 and I-69
- ▶ High visibility in Fremont's main corridor
- ▶ **FOR SALE: \$240,000**

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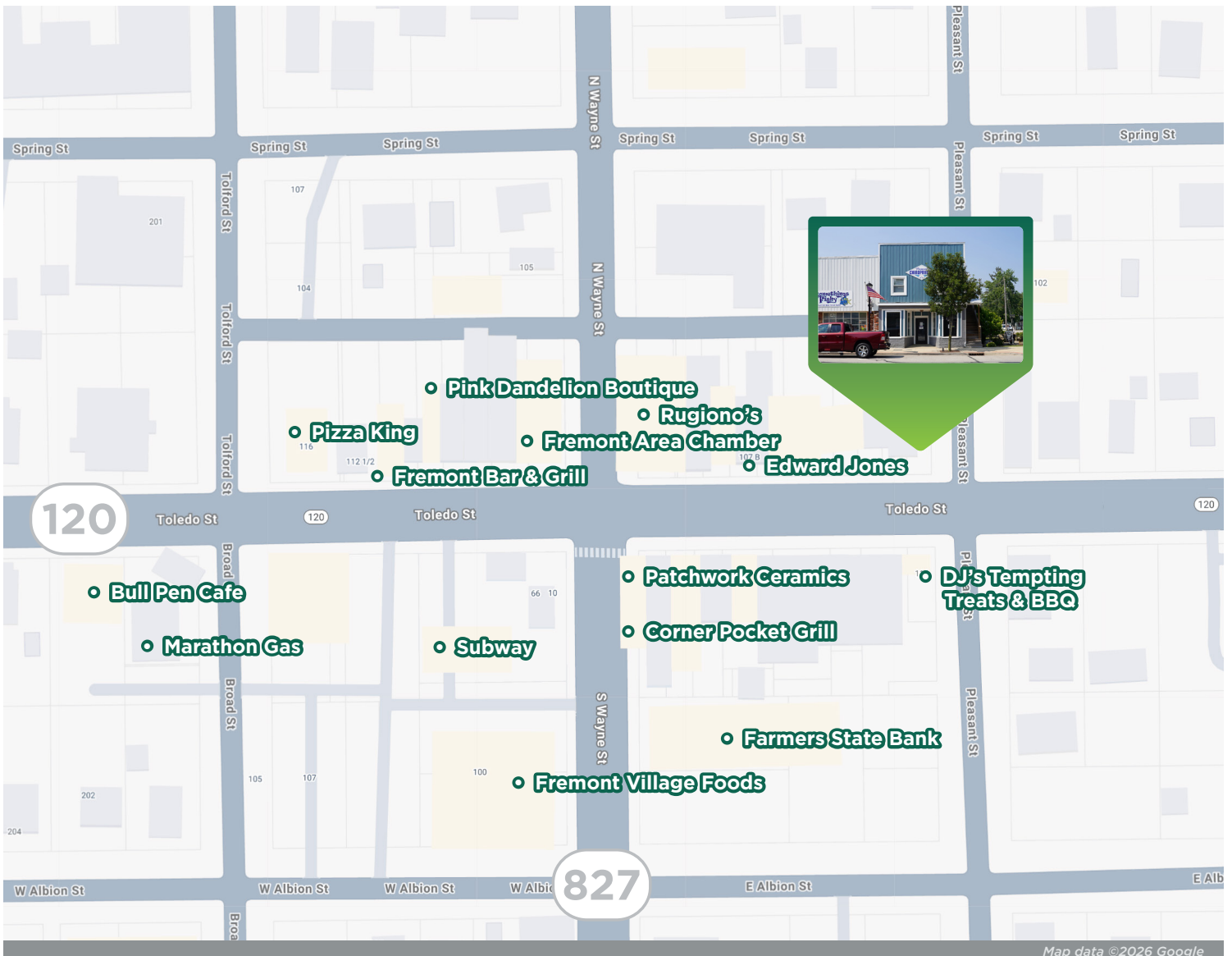
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Exceptional Location

This property is located on the eastern end of Fremont's charming downtown area. Downtown Fremont houses a good variety of local restaurants, unique boutiques, and speciality retailers.

Fremont is conveniently located along State Road 120, just a few minutes east of the major interchange of I-90 (Indiana Toll Road) and I-69, providing easy access to regional and interstate travel routes. The town is also located just south of the Michigan state line and a short drive west of the Ohio border.

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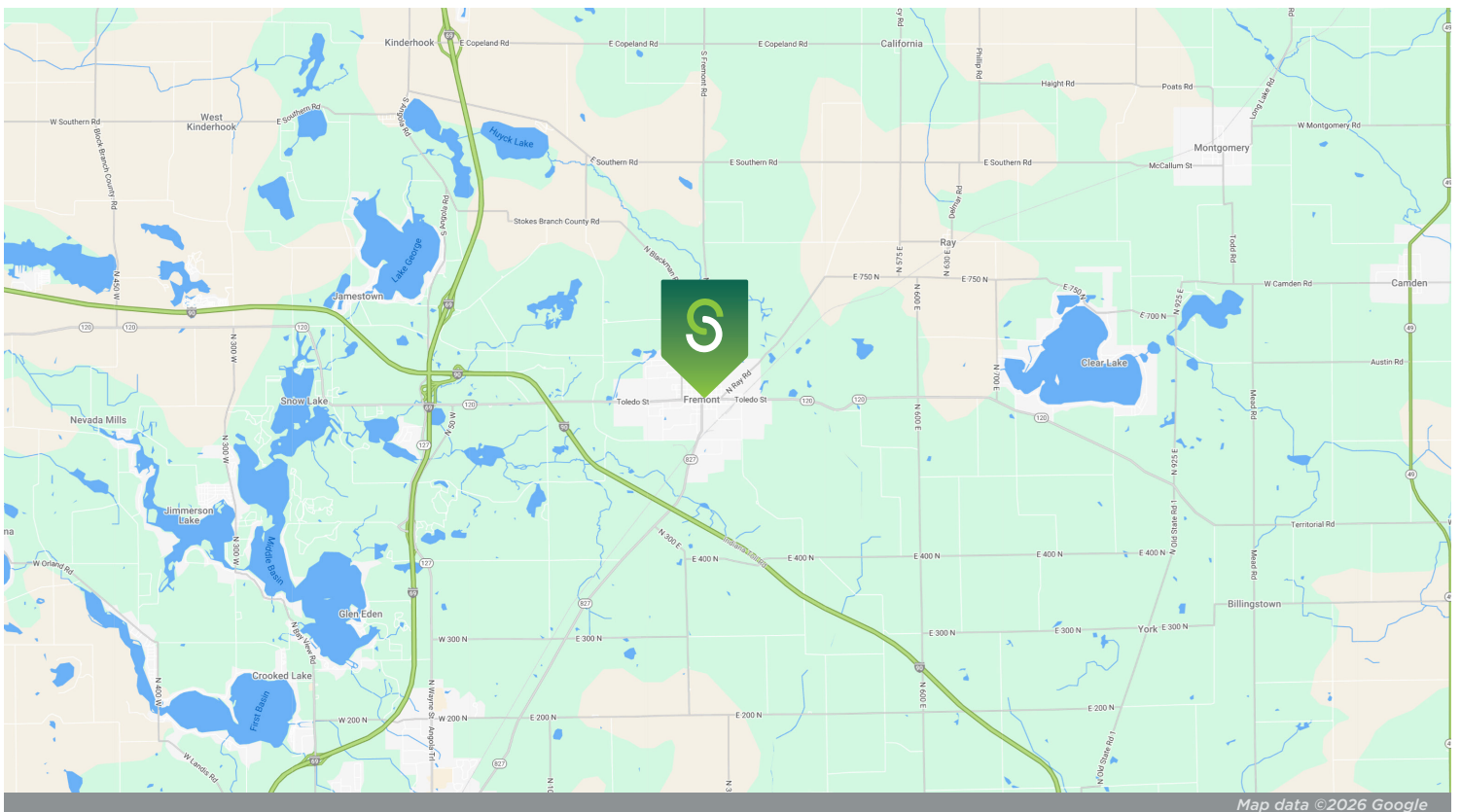
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PROPERTY INFORMATION

Address	119 E Toledo St
City, State, Zip	Fremont, IN 46737
County	Steuben
Township	Fremont
Parcel Number	76-02-21-340-328.000-004
2024 Tax/Payable 2025	\$3,032.92



SALE INFORMATION

Price	\$240,000
Terms	Cash at close

UTILITIES

Electric Provider	City of Fremont
Natural Gas Provider	City of Fremont
Water & Sewer Provider	City of Fremont

SITE DATA

Site Acreage	0.04 AC
Zoning & Description	CB
Nearest Interstate	I-90/I-69 - 3.6 miles
Traffic Count	5,000 VPD - SR 120/Toledo St

ADDITIONAL INFORMATION

- Retail/office property for sale
- 2 apartments and 2 commercial units
- Income-producing property

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office/retail
Year Built	1900
# of Stories	2
Construction Type	Wood
Roof	Metal/asphalt
Heating	Central
A/C	Central
Sprinkler	No
Elevators	No
Signage	Storefront

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