

# The Bedford

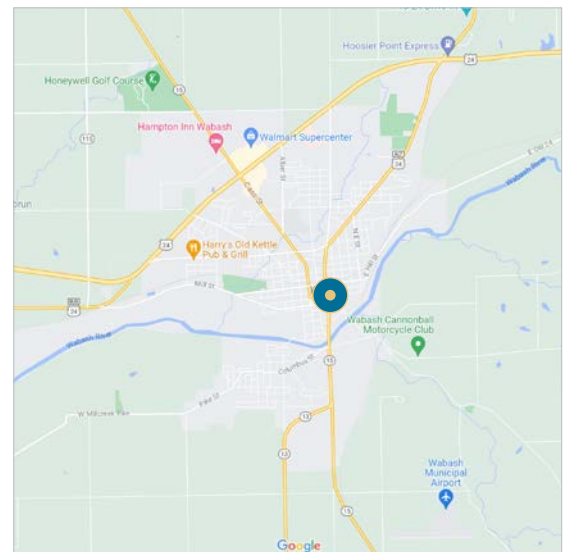
# For Sale

231-237 S Wabash St, Wabash, IN 46992



## PROPERTY OVERVIEW

- 3% Cooperative commission paid to buyer's agent.
- The apartments upstairs generate \$5,250/month
- Over 80K in completed tenant improvements on the 1st floor including new HVAC systems, plumbing and electrical wiring.
- Over 1 Million Capital improvements to the building.
- Price: \$875,000



## DEMOGRAPHICS

2026	1-Mile	3-Mile	5-Mile
Est. Population	3,209	10,972	12,652
Est. Households	1,610	5,380	6,171
Average HH Income	\$50,341	\$54,155	\$56,534

## TRAFFIC COUNTS

S Wabash St:	8,322 ADT
Main St:	3,888 ADT

Adam D'Angelo  
adangelo@jacksonig.com  
317-205-5250



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