



INVESTMENT FOR SALE | PRIME DOWNTOWN PORTFOLIO

214 & 218 S. Main Street, Kendallville, IN 46755

Rare Side-by-Side Commercial Opportunity – Two Adjacent Buildings on Historic Main St.

1. Executive Summary

- **The Offering:** A premier portfolio acquisition featuring **two adjacent, side-by-side commercial buildings** in the heart of historic downtown Kendallville. Sold as a single package, this offering grants an investor or owner-user unprecedented footprint control and continuous dual-storefront exposure along the city's primary commercial artery.
- **Combined Offering Price:** \$419,900 USD
- **Total Portfolio Size:** 15,249 Total SF
- **Building 1-Size:** 10,989 TSF | **Building 2-Size:** 4,260 TSF
- **Zoning:** C1 – Central Business District / Retail / Office / Mixed Use

2. Portfolio Highlights

- **Unmatched Continuous Frontage:** Double the pedestrian visibility with two side-by-side storefronts, creating an expansive "blank canvas" ready to customize the retail space to their own brand.
- **Mixed-Use Income Potential:** The property features prominent street-level retail spaces complemented by upper-floor multi-family units providing immediate rental income.
- **Historical Character & Curb Appeal:** Distinct architectural facades characteristic of the [Historic Downtown Kendallville District](#), blending classic brick aesthetics with modern revitalization potential.
- **Parking & Logistics:** Access to convenient downtown on-street parking directly out front, supplemented by municipal public parking lots nearby to accommodate both staff and consumer traffic.

3. Location & Regional Trade Area Analysis

- **The Main Street Advantage:** Positioned directly on Main Street, capturing regional drive-by traffic and high local pedestrian counts driven by downtown events.
- **Regional Commercial Hub:** Kendallville acts as the primary commerce and services anchor for northern Noble County, pulling consumer traffic from surrounding rural-agricultural sectors and nearby lakes.
- **Active Downtown Ecosystem:** Walkable proximity to established downtown traffic generators including [On the Main Boutique](#), [Love Me Two Times Antiques](#), and the community's local co-working innovation center, [231 Main](#).
- **Cultural Anchors:** Situated just minutes from the historic **Noble County Fairgrounds** and the tourist-drawing **Mid-America Windmill Museum**, ensuring seasonal influxes of out-of-town visitors.

4. Current Property Roster & Profile

- **Building A 214 S Main St. Kendallville:**
 - **Main Floor:** Owner Occupied / Vacant at Closing / Ofc: 2,274 SF / Ret:1,020 SF / Stg: 1,128 SF / TSF: 4,422
 - **Upper Floor:** Two Leased Apts: Each unit:1,075 SF unit. / 1B-1B / 2,145 TSF
- **Building B 218 S Main St. Kendallville:**
 - **Main Floor:** Tenant Leased / Ret:1,420 TSF
 - **Upper Floor:** 1 Leased Apartment 4B-1B / 1,420 TSF
- **Occupancy Status:** Offered Partially Leased with Stable Cash Flow and Owner-Occupied space vacant at closing.



Hoosier Heartland

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FOR SALE ~ PRIME DOWNTOWN KENDALLVILLE MIXED USE PORTFOLIO

High-yield mixed-use investment opportunity in prime downtown Kendallville, IN. This portfolio fronts a high traffic commercial corridor, is walkable to local amenities and features stable cash flow and immediate value-add potential.

This mixed-use commercial and multi-family is comprised of two ground-floor retail storefronts and three upper-level apartments. Income profile & portfolio breakdown: Commercial Unit 1: Currently owner occupied; delivered vacant at closing for immediate market-rate leasing or owner user occupancy. Commercial Unit 2: Tenant Leased. Multi-family: Unit 1: 1bed/1bath apartment (leased). Unit 2: 1bed/1bath apartment (leased) Unit 3: Spacious 4bed/1bath apartment (leased)

This rare opportunity for the investor/owner user highlights: diversified revenue with five distinct income streams and with both commercial and multi-family, mitigates vacancy risk, immediate upside value-add potential and well positioned; this asset boasts a prime location.

Contact Listing Broker for more information.



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