

4728 W 61st Avenue | Hobart, Indiana

COMMERCIAL DEVELOPMENT + OWNER-USER OPPORTUNITY



ASKING PRICE	SITE	USABLE SHOP	ANNUAL TAXES	UTILITIES
\$640,000	Approx. 5 acres	4,800 SF 40' x 120'	\$23,953	City water & sewer NIPSCO gas & electric

Two Buyer Stories - One Property

DEVELOPER / INVESTOR

Approx. five acres in an established commercial corridor with strong roadway exposure and convenient interstate access. Position the site for redevelopment or future commercial use, while the existing shop offers interim utility. City of Hobart is the permitting authority.

OWNER-USER / CONTRACTOR

Land plus an immediately usable shop/storage asset. The 40' x 120' pole barn provides 4,800 SF in good condition - a strong fit for contractors, equipment users, service businesses and other commercial operators needing shop and storage space.

Existing Improvements

4,800 SF pole barn/shop: 40' x 120', in good condition and usable for storage/shop purposes. **Approx. 3,300 SF former commercial builder's office:** currently not habitable and requiring substantial rehabilitation; a buyer may also evaluate removal or redevelopment. Utilities include Lake Michigan city water, city sewer, and NIPSCO natural gas and electric service.



Positioning: commercial acreage with immediate shop/storage utility and redevelopment upside. Potential uses, zoning, access, acreage, building condition, utility capacity, taxes and permitting requirements should be independently verified by buyer with the City of Hobart and other applicable authorities.

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