



WARREN OFFICE BUILDING

824 NORTH HUNTINGTON AVENUE, WARREN, INDIANA 46792

PROPERTY HIGHLIGHTS

- 3,187 SF Office, medical or retail building for sale or lease
- Consists of eight private offices/treatment rooms
- Includes four restrooms and a kitchen
- Ample natural light
- Located at the entrance of Warren Professional Park
- Directly off SR 5, two miles to I-69



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information			
Name	Warren Office Building	Parcel Number	35-12-20-300-048.904-017
Address	824 N. Huntington Avenue	Total Building SF	3,187 SF
City, State, Zip	Warren, IN 46792	Acreage	1.71 AC
County	Huntington	Year Built	1962
Township	Salamonie	Zoning	POD (Professional Office District)
Parking	Paved surface	Parking Spaces	27 spaces

Property Features			
Construction	Wood joist, masonry	# of Floors	1
Roof	Pitched, asphalt shingle	Restrooms	4
Heating	Yes	Central Air	Yes
Signage	Monument		

Utilities		Nearest Major Roads	
Electric	Warren Municipal Electric	Interstate	I-69
Gas	CenterPoint Energy	Distance	2 Miles
Water	Town of Warren	Highway	SR 5 (N Huntington Ave)
Sewer	Town of Warren	Distance	Located directly off SR 5

Sale Information			
Annual Taxes	\$3,664.40	Sale Price	\$330,000
Tax YR / Pay YR	2025 / 2026	Terms	Cash at closing

Lease Information			
Unit	SF	Lease Rate	Lease Type
1	3,187 SF	\$14.00/SF/YR	NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.15/SF	Tenant	
CAM	TBD	Tenant	
Insurance	TBD	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses			

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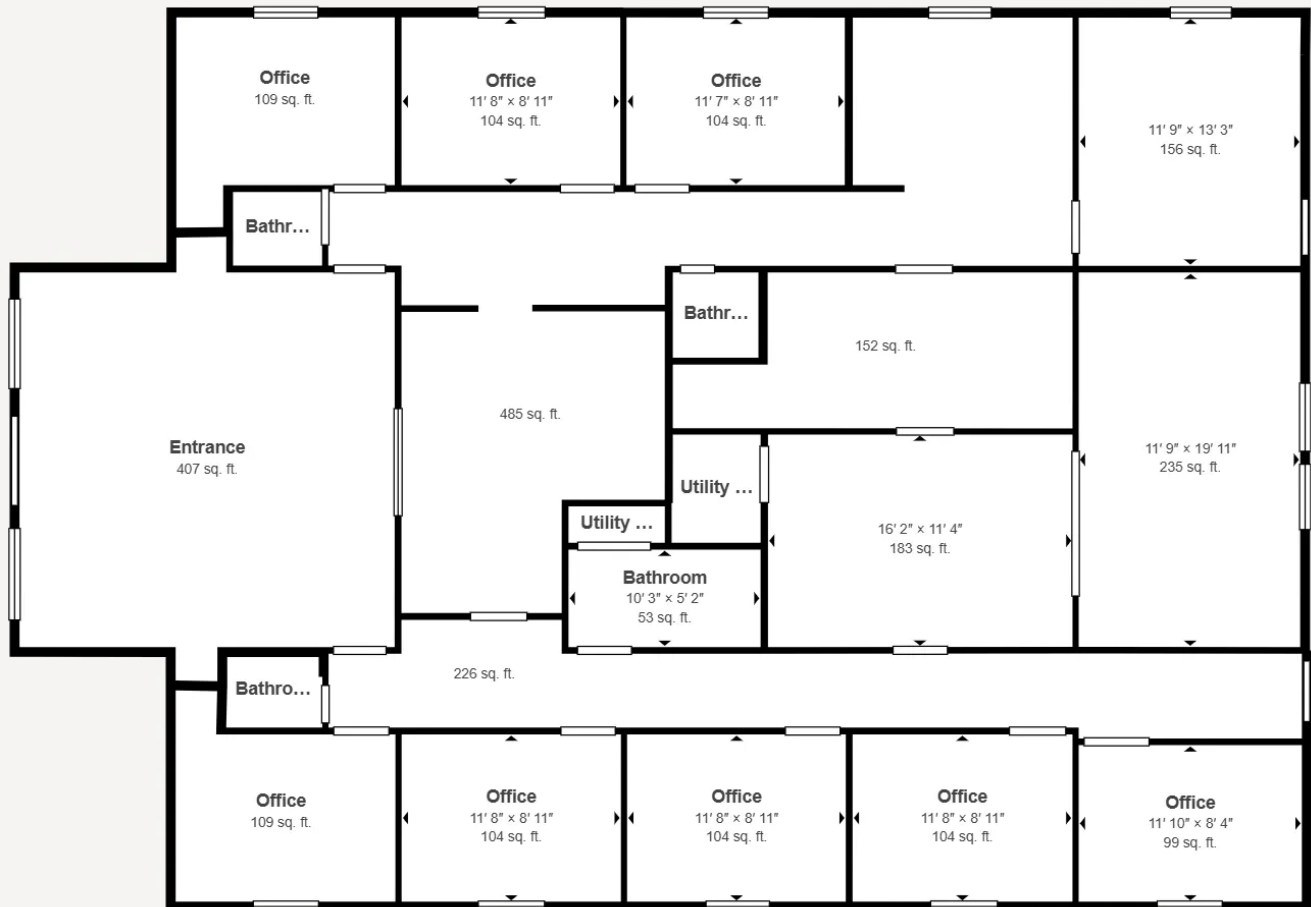


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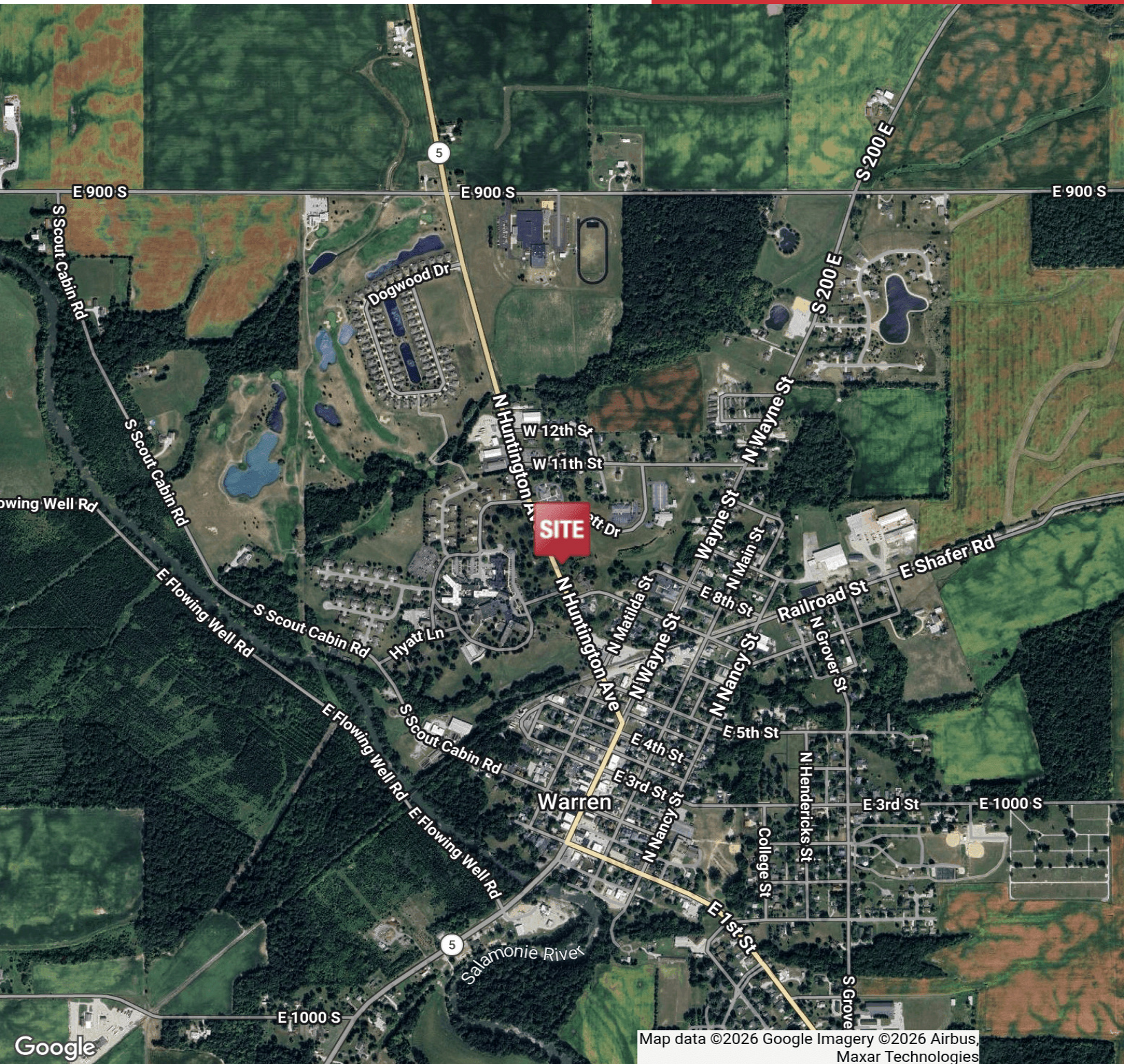


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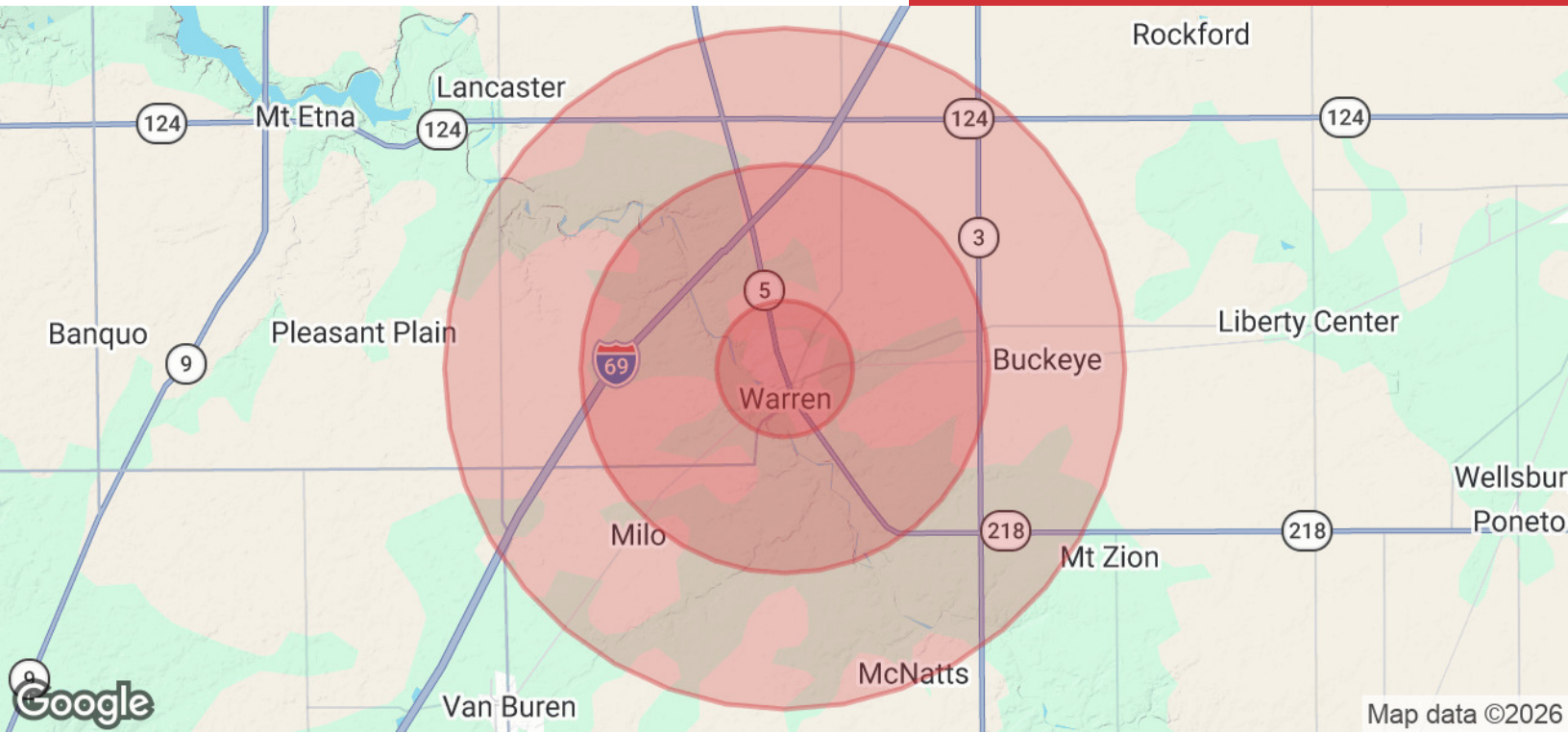
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	122	1,108	2,911
Average Age	60.7	58.3	52.7
Average Age (Male)	57.2	55.5	51.2
Average Age (Female)	61.1	58.3	51.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	56	525	1,357
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$87,129	\$86,244	\$92,988
Average House Value	\$159,452	\$154,709	\$160,740

American Community Survey (ACS)

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