

# BND

## COMMERCIAL

### COMMERCIAL / RESIDENTIAL FOR SALE

7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA



**Price Reduced!**

### HIGHLIGHTS:

Total Building Size: 7,920 SF

Acreage: 4.72 Acres (Divisible)

Zoning: C2 – General Commercial

Located on Big Lake — Lakefront Property on SR 109

Former Grocery with Gas Equipment

Reduced Sale Price:  
Parcel 1 - \$787,500  
Parcel 2 - \$180,000  
Parcel 3 - \$90,000

Total Asking Price: \$1,057,500



O. Karl Behrens, SIOR, CCIM  
Cell: (260) 410-3627  
kb@bnd.net

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**BND****COMMERCIAL****COMMERCIAL / RESIDENTIAL  
FOR SALE****7,920 SF & 4.72 ACRES  
5418 SOUTH STATE ROAD 109  
COLUMBIA CITY, INDIANA****1 - Commercial/ Retail Highlights**

<b>Parcel Number</b>	<b>57-19-33-400-004.000-009</b>
<b>Address</b>	<b>5418 S State Rd 109</b>
<b>City / County / State / Zip</b>	<b>Columbia City / Noble / Indiana / 46725</b>
<b>Sale / Lease</b>	<b>Sale</b>
<b>Available Space</b>	<b>7,920 SF</b>
<b>Total Building Size</b>	<b>7,920 SF</b>
<b>Land Size</b>	<b>±1.45 Acres (Approximate)</b>
<b>Zoning</b>	<b>C2 – General Commercial</b>
<b>Frontage</b>	<b>375' (State Road 109)</b>
<b>Parking</b>	<b>Surface Parking</b>
<b>Traffic Count</b>	<b>3,539 AADT (2025)</b>
<b>Nearest Highway</b>	<b>5.3 Miles to US 33 7.2 Miles to US 30</b>
<b>Distance to Interstate</b>	<b>24 Miles to I-69</b>
<b>Former Use</b>	<b>Grocery Store with Gas Station</b>

**Sale Information****Reduced Sale Price****\$787,500****Terms****Cash at Closing**

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COLUMBIA CITY, INDIANA****Building Information**

<b>Construction Type</b>	Wood Frame
<b>Construction Year</b>	1985
<b>Number of Floors</b>	One
<b>Roof</b>	Shingles
<b>Foundation</b>	Concrete
<b>Electric</b>	TBD
<b>Restrooms</b>	Three
<b>Heating System</b>	Gas Forced Air
<b>Air Conditioning</b>	Central
<b>Sprinkler System</b>	No
<b>Signage</b>	Yes
<b>Handicap Access</b>	Yes

**Utilities**

<b>Gas</b>	Propane
<b>Electric</b>	Columbia City Utilities
<b>Water</b>	Well
<b>Sewer</b>	Tri-Lakes Regional Sewer District

**2025 DEMOGRAPHICS**

	<b>3 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Population</b>	<b>2,964</b>	<b>7,536</b>	<b>37,353</b>
<b>Avg. H/H Income</b>	<b>\$118,073</b>	<b>\$117,556</b>	<b>\$101,846</b>

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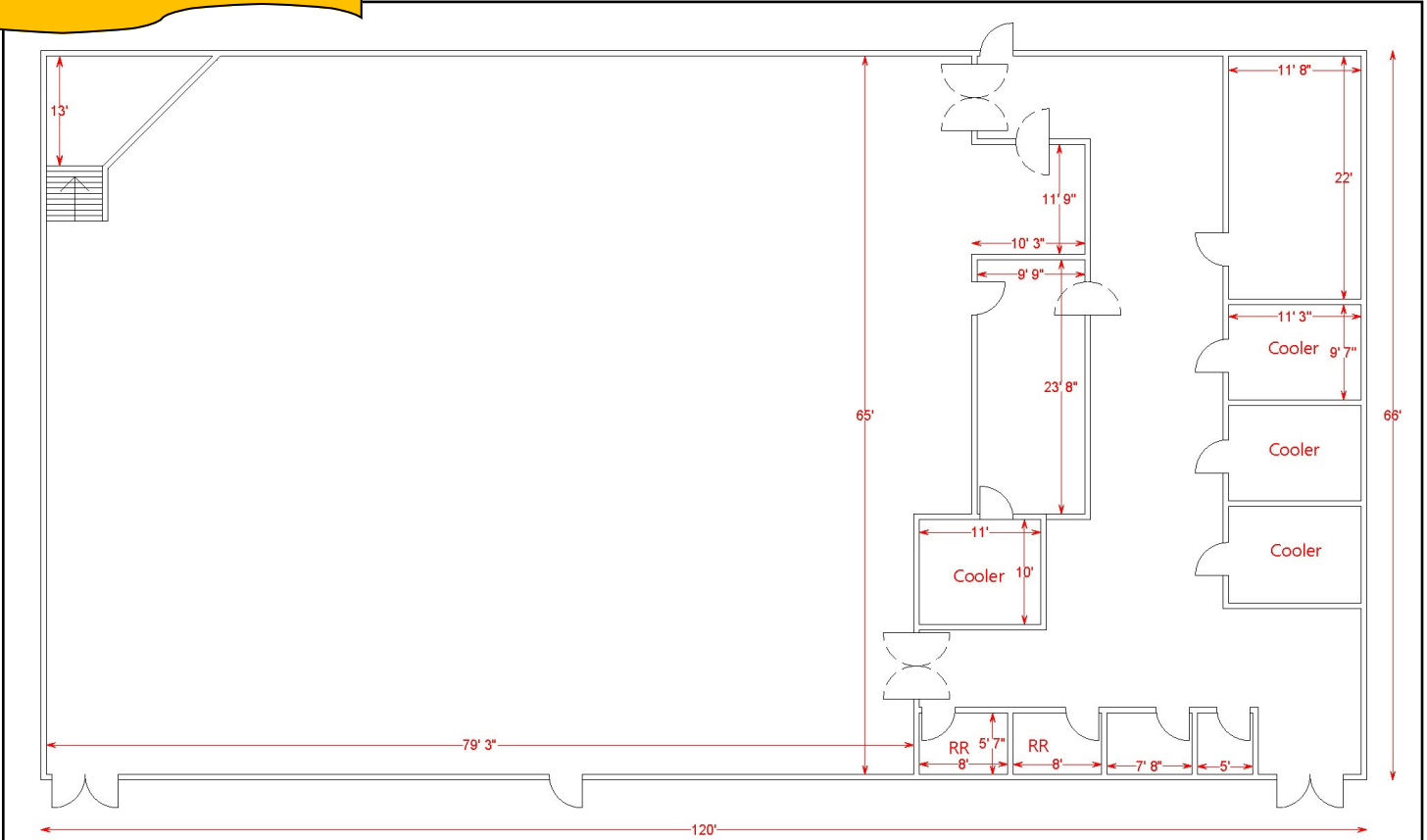
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### Floor Plan



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COLUMBIA CITY, INDIANA****2 - Residential Land Highlights**

<b>Parcel Number</b>	<b>57-19-33-400-004.000-009</b>
<b>Address</b>	<b>Exact Address TBD</b>
<b>City / State / Zip</b>	<b>Columbia City / Indiana / 46725</b>
<b>Sale / Lease</b>	<b>Sale</b>
<b>Land Size</b>	<b>± 1.0 Acres (± 127' x 316' x 139' x 377') (Approximate)</b>
<b>Zoning</b>	<b>C2 – General Commercial</b>

**Sale Information**

<b>Reduced Sale Price</b>	<b>\$180,000</b>
<b>Terms</b>	<b>Cash at Closing</b>

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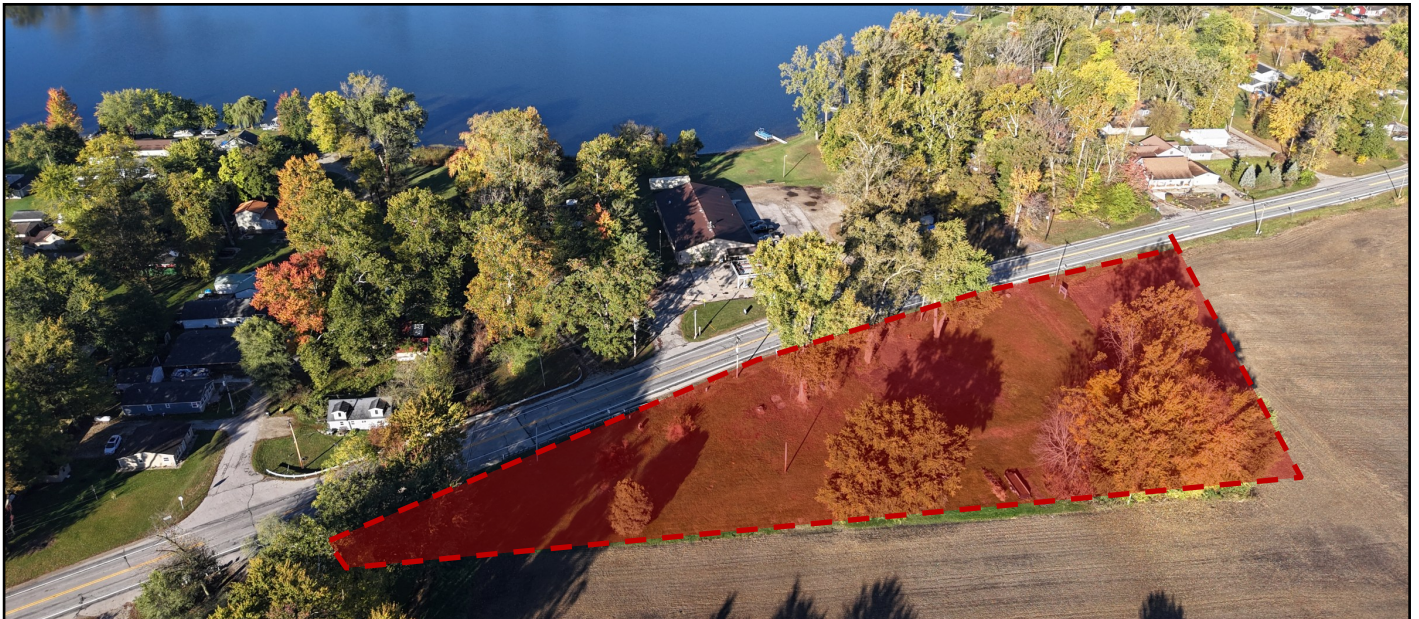
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<b>Parcel Number</b>	<b>57-19-33-400-004.000-009</b>
<b>Address</b>	<b>Exact Address TBD</b>
<b>City / State / Zip</b>	<b>Columbia City / Indiana / 46725</b>
<b>Sale / Lease</b>	<b>Sale</b>
<b>Land Size</b>	<b>± 1.9 Acres (± 510' x 280' x 471' x 71') (Approximate)</b>
<b>Zoning</b>	<b>C2 – General Commercial</b>

**Sale Information**

<b>Reduced Sale Price</b>	<b>\$90,000</b>
<b>Terms</b>	<b>Cash at Closing</b>

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