

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,792,800

Price / SF: \$150.00

Building Size: 11,952 SF

Lot Size: 0.56 Acres

Zoning: General
Commercial

'25 Pay '26 RE Taxes: \$13,524.96

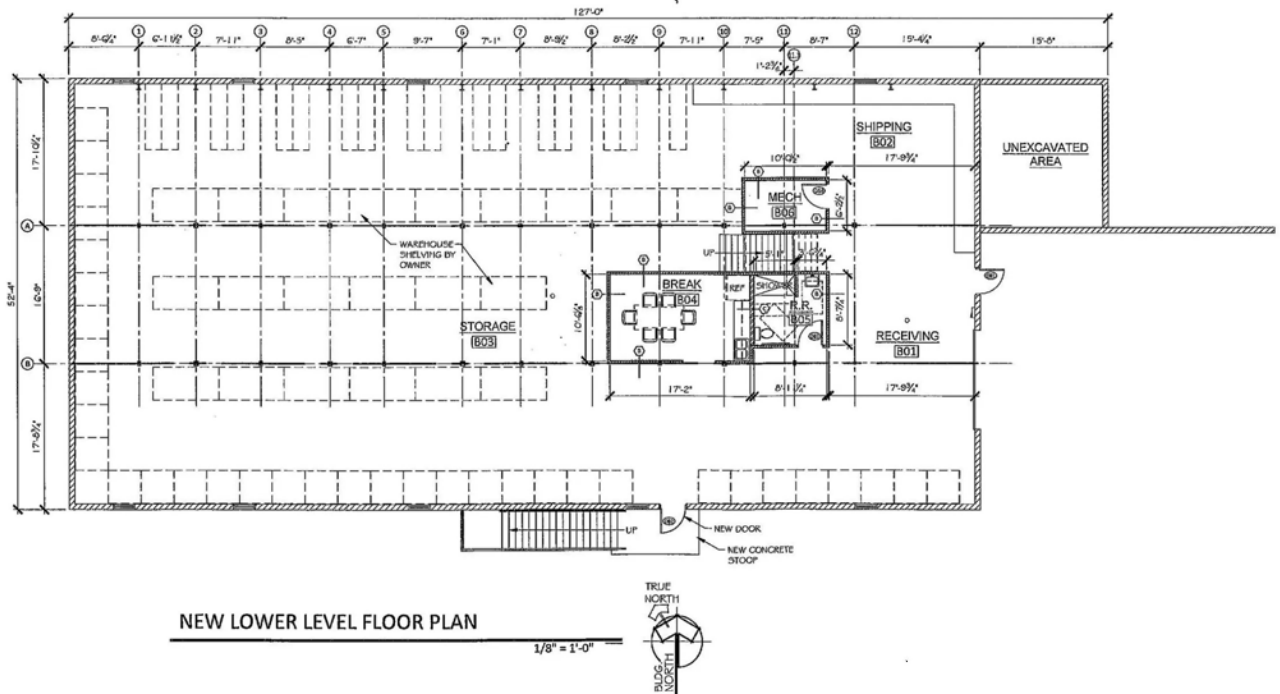
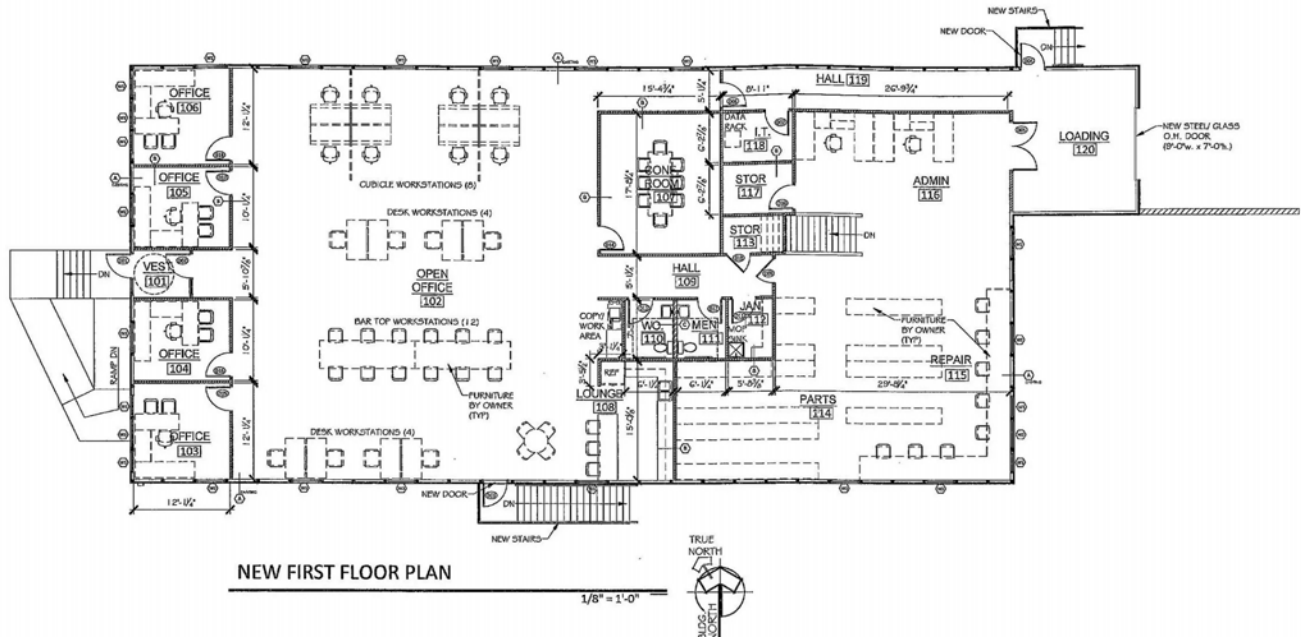
PROPERTY OVERVIEW

This is a fully air conditioned mixed use 11,952 SF flex office building with one dock, 10'x12' OHD and with 10' clear ceiling height to trusses and 8'11" to grid, on each floor. The building was fully remodeled in 2022. First floor features including 4 private offices, large open office space suitable for up to 30 workstations, conference room, kitchen, men's and women's bathroom, storage room, IT closet, janitors closet, warehouse office area. Lower level features large warehouse, break area, shipping/receiving area. Equipped with 200 AMP, 240 Volt, single-phase electric and 1.2 Gig Comcast speed. 12 parking spaces available at the front of the building, 6 available in the rear of the building and 17 available on the northside of the building. Entrance/exit to building available via Washington or Franklin Streets. 2025 pay 2026 RE taxes \$13,524.96 (\$1.13/SF) 2025 INDOT traffic counts for Washington Street are 11,392 cars/day.

LOCATION OVERVIEW

Located on the southeast side of Valparaiso on the southside of the rail road tracks between Washington/Franklin Streets. 2 blocks north of U.S. Highway 30, 2 miles west of S.R. 49, 8 miles southwest of U.S. Highway 6, 9 miles southwest of I-90, 15 miles southwest of I-80/94. Less than 3 blocks south of the downtown Valparaiso Square, Porter County Courthouse, Memorial Opera House, Central Park Plaza, William E Urschel Pavilion, Blockhead Beerworks, Fluid Coffee, Stacks Bar & Grill, Furin Japanese Restaurant & Bar, Radius Restaurant, Blue Point Oysters and Sushi Bar and numerous other restaurants and retail shops.

FLOOR PLANS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

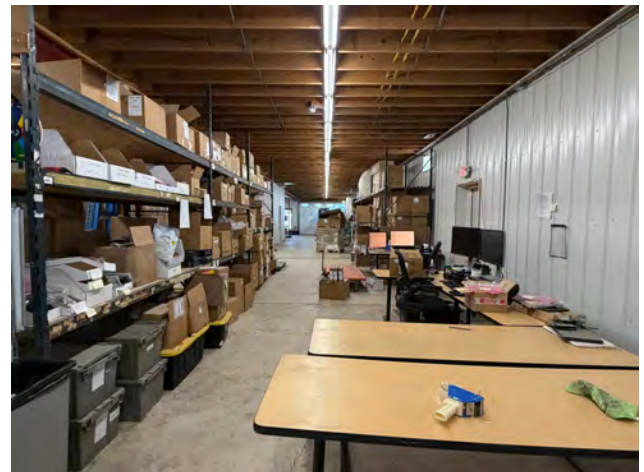
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ADDITIONAL PHOTOS



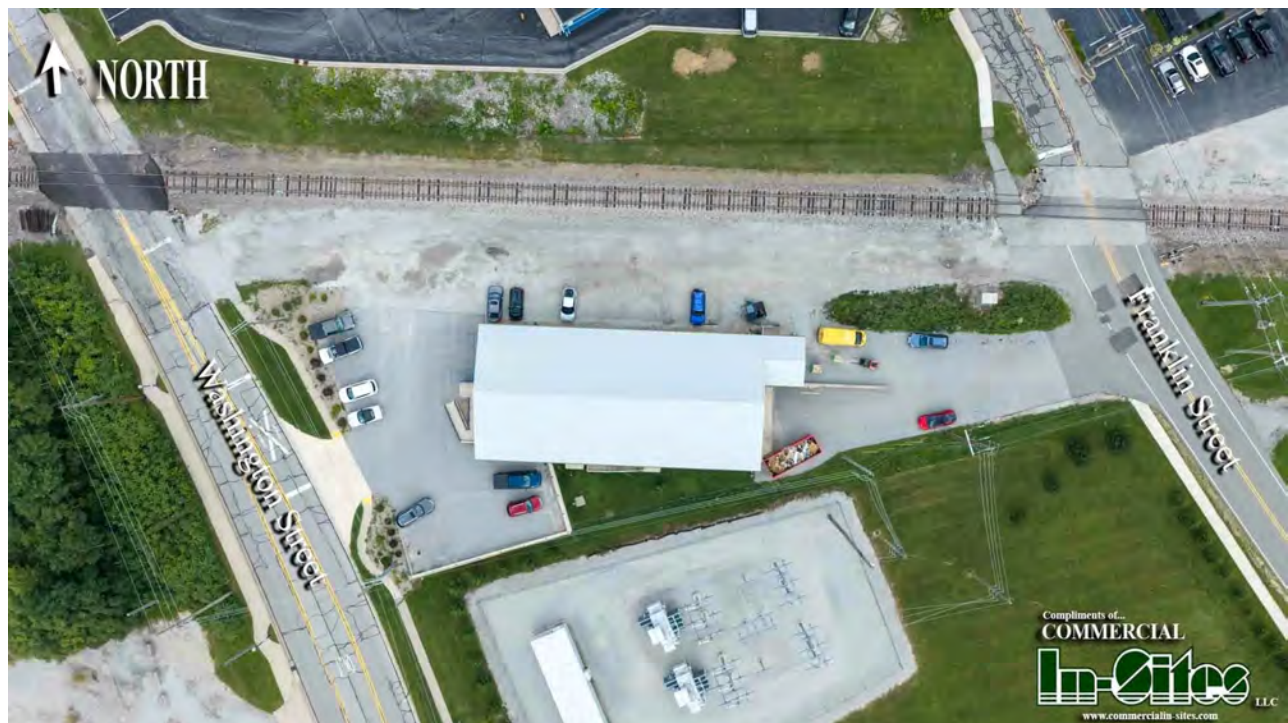
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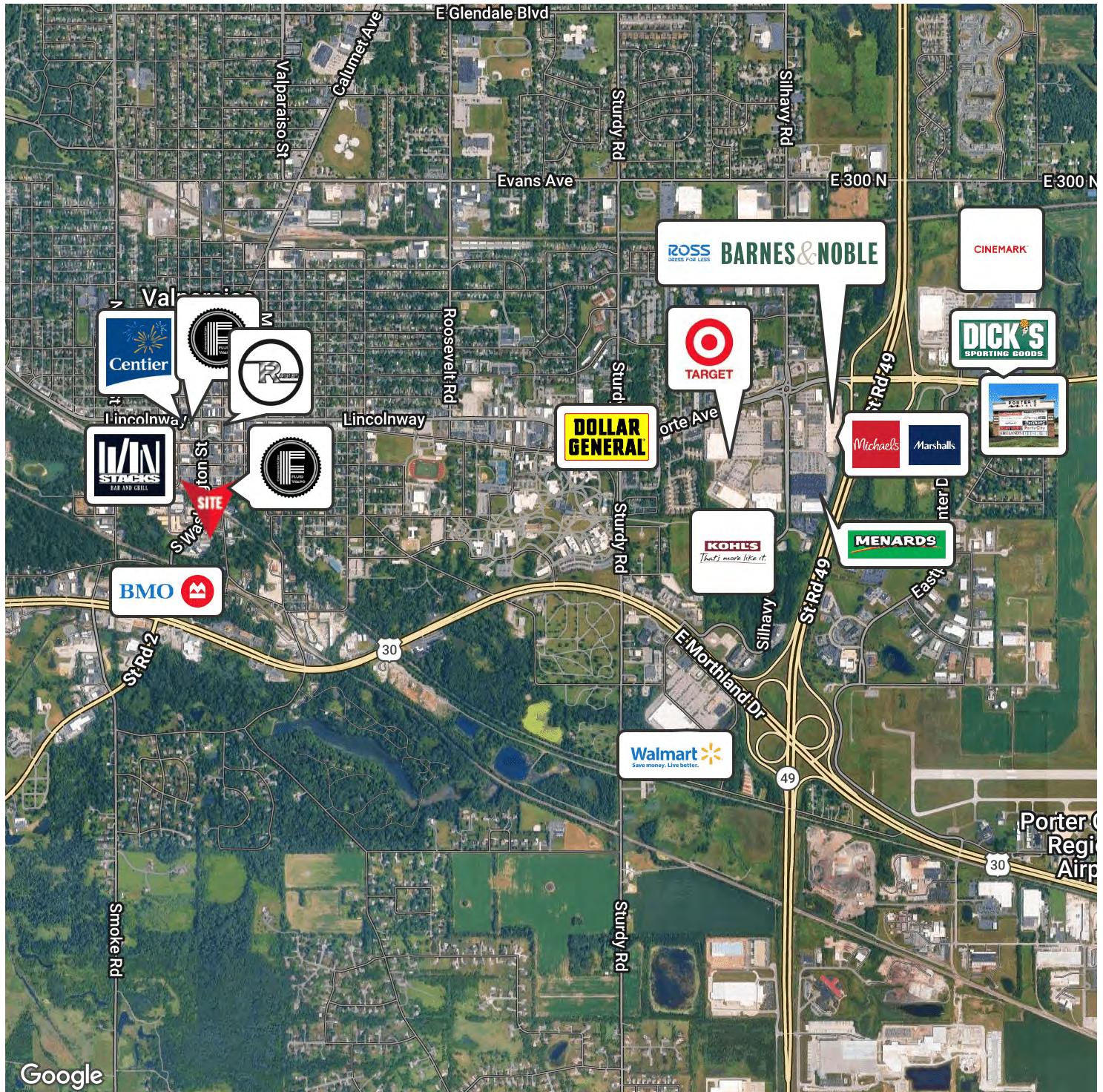
AERIAL PHOTOS



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RETAILER MAP



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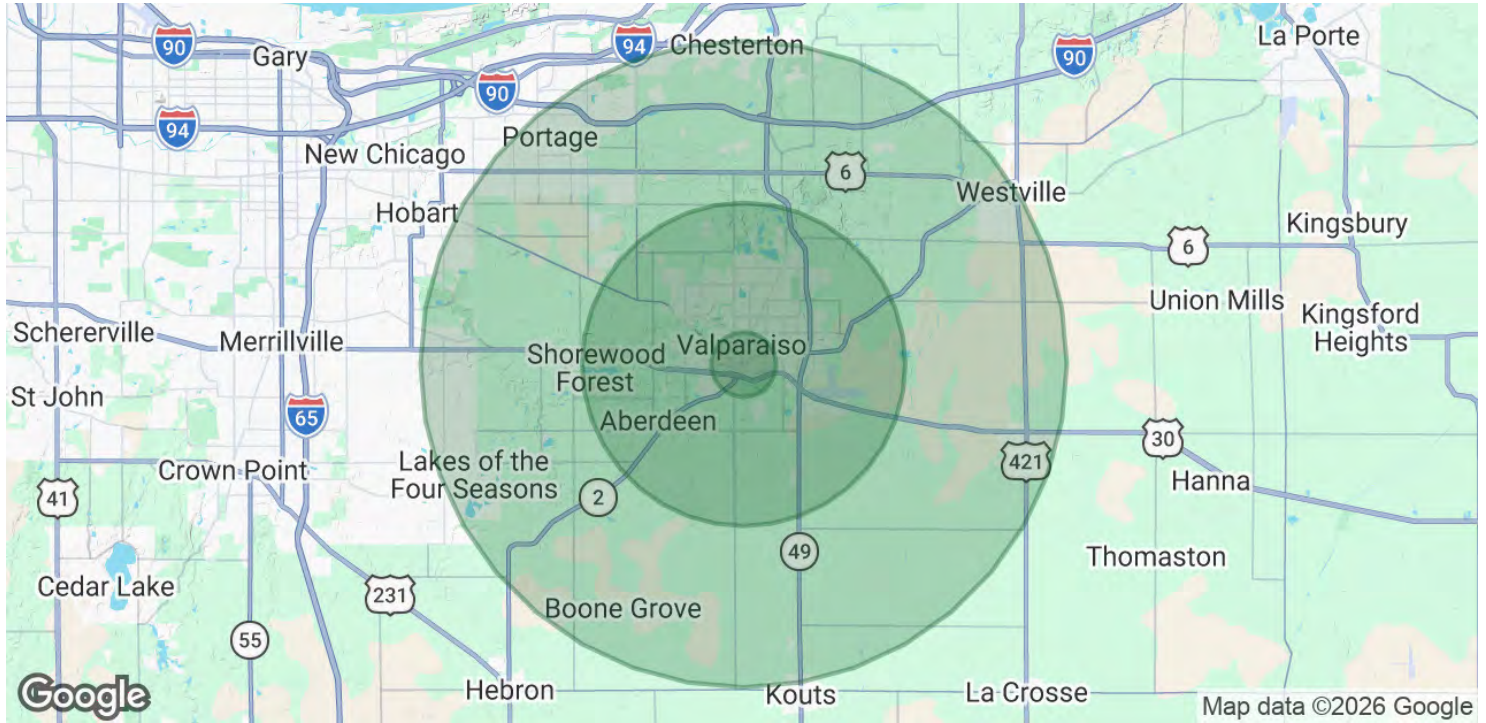
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,785	58,355	147,367
Average Age	35.0	41.0	40.8
Average Age (Male)	32.4	39.7	39.6
Average Age (Female)	35.1	42.4	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,723	23,294	55,328
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$79,832	\$110,791	\$109,731
Average House Value	\$250,348	\$311,443	\$292,763

2023 American Community Survey (ACS)