



Commercial Client Full Detail Report

Listings as of 08/06/2026

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Property Type COMMERCIAL**Status** Active**Auction** No

MLS # 202630288	21 E Main Street	Peru	IN 46970	Status Active	LP \$179,900
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Area Miami County	Parcel ID 52-08-27-302-210.000-016	Type Mixed Use
Cross Street Main St./Court St.	Lot Sz Acr 0.1400	Lot Sz SqFt 5,940
Subdivision None	Age 126	

Legal Description Original Plat 45x132 Lot 122**Directions** From Main and Broadway go East to address.

Inside City Limits Y	City Zoning B3	County Zoning	Zoning Description
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Remarks Move-in ready commercial space in the heart of Peru, IN. This beautifully maintained 5,670 sq ft retail building—currently home to GJ's Furniture Store—offers high visibility, strong foot traffic, and a clean, neutral aesthetic that makes it easy for any business to step in and shine. With its original tile flooring, fresh paint, mezzanine bonus space, two offices, and a convenient half bath, this property delivers both charm and functionality. The roof is approximately five years old, and the HVAC units are around ten, giving future owners confidence in the building's major systems. A standout opportunity for any entrepreneur looking to grow in a thriving commercial corridor.

Sec	Lot	Township	Peru	Zoning	Lot Ac/SF/Dim	0.1...	/ 5,940	/ 45.0 x 132.0	
Year Built	1900	New	No	Years Established	Exterior	Block, Brick	Bsmt/Fndn	Slab	
Const Type	Block			Total # Bldgs	1	Stories	1.0	Total Restrooms	1
Bldg #1 Total Above Gd SqFt		5,670		Total Below Gd SqFt	0	Story	5670	Finished Office SqFt	200
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt	
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt	
Location				Fire Protection	City			Fire Doors	No
Water Frtg				Roof Material	Rubber			Interior Height	16
Bldg Height				Ceiling Height	16			Column Spacing	none
Interior Walls	Block, Wood, Other			Parking	Off-Street, Street			Water	City
Flooring	Carpet, Ceramic Tile			Equipment	Yes			Well Type	
Road Access	City			Enterprise Zone	No			Sewer	City
				Currently Leased	No			Heating/Fuel	Gas, Conventional, Forced Air
Virtual Tour	Unbranded Virtual Tour							Cooling	Central Air
								Burglar Alarm	No

SALE INCLUDES Building**INTERNAL ROOMS** Showroom, Warehouse, Workroom**SPECIAL FEATURES** 220 Volts, Overhead Door 1, Display Window(s), Office Space, Cable**PROPERTY USE** Investment Property**Water Name****Lake Type****Water Access****Water Features** None**Financing: Proposed** Cash, Conventional**Exemption****Year Taxes Payable** 2025**Annual Taxes** \$2,600.00**Is Owner/Seller a Real Estate Licensee**

No

Possession 30 days**List Office** Spear Real Estate, Inc - Main: 765-473-7712**Pending Date****Closing Date****Selling Price****How Sold****Total Concessions Paid****Sold/Concession Remarks****Seller Concessions Offer Y/N****Seller Concession Amount \$**

Presented by: Scott A Shepherd - Cell: 765-469-3091

/ Spear Real Estate, Inc - Main: 765-473-7712

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