

8796 S US HIGHWAY 231

Brookston, IN 47923



PROPERTY DESCRIPTION

Discover a rare blend of residential comfort and industrial capability in this expansive pole barn-style home, formerly the headquarters of an engineering firm specializing in ADA accessibility for agricultural/heavy equipment. Thoughtfully designed for wheelchair accessibility, the residence features two elevators, wide-open living spaces, and seamless transitions throughout. Situated on 4.5 acres of open land, the property includes:

Residential Features:

- 3,633 SF of spacious, open-concept living quarters tailored for wheelchair use
- Two elevators for effortless multi-level access
- 200 amp single-phase electrical service with a dedicated backup generator
- Ideal layout for live/work flexibility or multi-generational living

Shop & Infrastructure:

- 5500 SF of ample floor space for fabrication, prototyping, or agricultural innovation
- 400 amp single-phase service powering a robust workshop
- 200 amp 3-phase inverter for advanced equipment needs
- 480V transformer for testing and running 3-phase tools

Land & Location:

- 4.5 acres of usable land with room to expand, garden, build a home, or even dig a pond
- Zoned for both residential and agriculture use
- Ideal for entrepreneurs, tradespeople, or accessibility-focused ventures

Whether you're seeking a turnkey live/work setup, a high-powered shop with residential comfort, or a unique property with accessibility at its core, this listing delivers unmatched versatility and value.

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	4.5 Acres
Building Size:	9,133 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	192	6,399	32,146
Total Population	541	15,717	90,935
Average HH Income	\$101,224	\$80,864	\$81,785

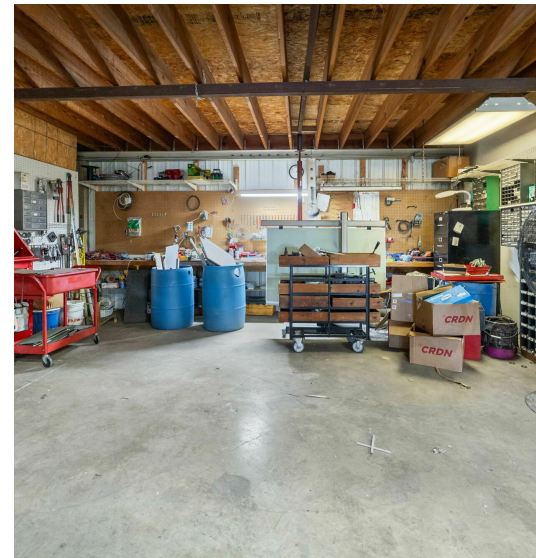
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SPECIAL PURPOSE PROPERTY FOR SALE

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SHOOK COMMERCIAL
REAL ESTATE



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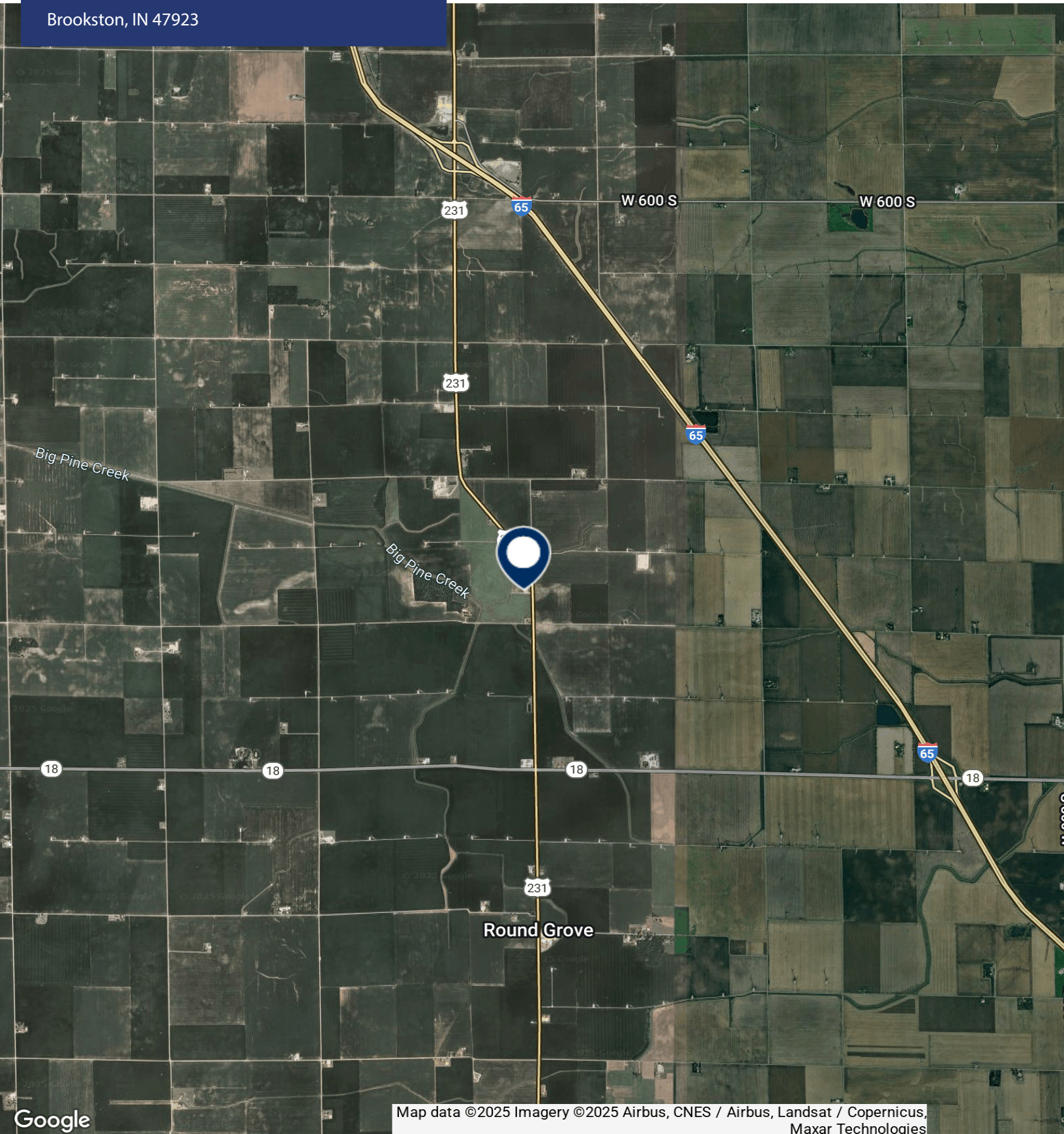
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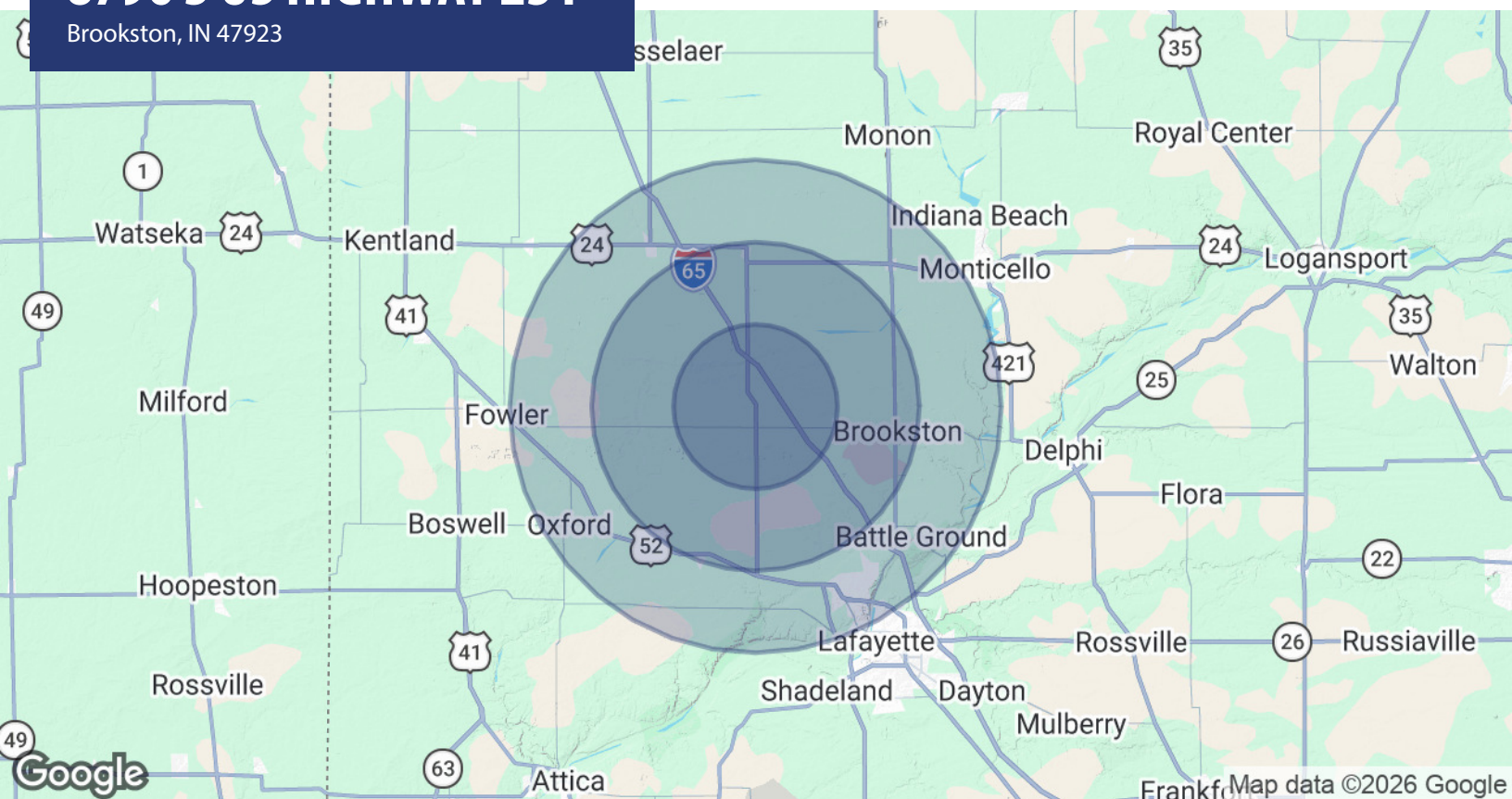
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	541	15,717	90,935
Average Age	41	37	33
Average Age (Male)	40	36	33
Average Age (Female)	42	38	34

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	192	6,399	32,146
# of Persons per HH	2.8	2.5	2.8
Average HH Income	\$101,224	\$80,864	\$81,785
Average House Value	\$289,337	\$281,464	\$265,646

2020 American Community Survey (ACS)

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