

# BND

## COMMERCIAL

# MULTI-FAMILY / 18 UNITS FOR SALE

117 S. BROADWAY STREET  
BUTLER, INDIANA



### OVERVIEW:

- 14,238 SF Building – 3 Floors

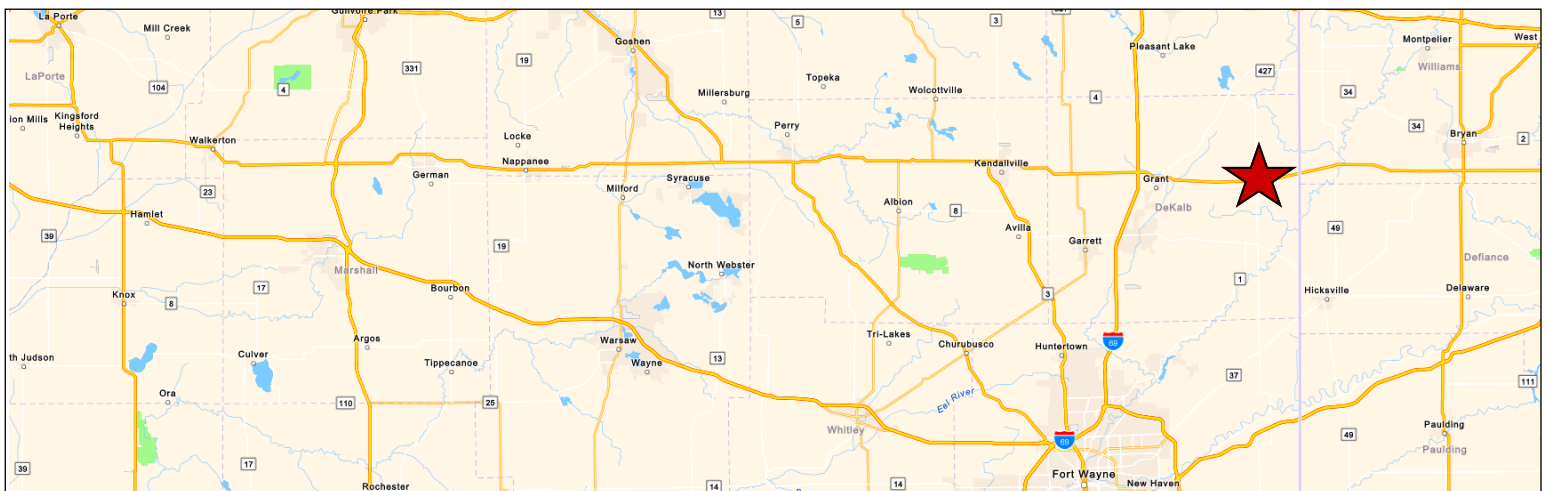
- 18 Apartments

- 0.301 Acres

- Formerly Used as Exclusive Housing for Local Manufacturing Company

- Recently Renovated

**Sale Price: \$785,000**



**O. Karl Behrens, CCIM, SIOR**  
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**Austin Hoskins**  
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**BND****COMMERCIAL****MULTI-FAMILY / 18 UNITS  
FOR SALE  
117 S. BROADWAY STREET  
BUTLER, INDIANA****Property Information**

<b>Address</b>	<b>117 South Broadway Street</b>
<b>City/State/Zip</b>	<b>Butler / Indiana / 46721</b>
<b>Sale Price</b>	<b>\$785,000</b>
<b>Terms</b>	<b>Cash at Close</b>
<b>Annual Taxes</b>	<b>\$7,489.24</b>
<b>Tax Year / Pay Year</b>	<b>2025 / 2026</b>

**Building Information**

<b>Total Building Size</b>	<b>14,238 SF - Each Floor 4,746 SF Plus Basement</b>
<b>Zoning</b>	<b>General Business</b>
<b>Construction Type</b>	<b>Wood Frame, Brick Exterior</b>
<b>Construction Year</b>	<b>1900, 1975 and 2022 Extensively Remodeled</b>
<b>Number of Floors</b>	<b>Three Plus Basement</b>
<b>Roof</b>	<b>Flat, Built-Up Rubber - Touched Up in 2022 Renovation</b>
<b>Heating System</b>	<b>Boiler Heat System</b>
<b>Air Conditioning</b>	<b>Window Units Only</b>
<b>Sprinkler System</b>	<b>Yes</b>
<b>Parking</b>	<b>Surface - Adjacent</b>
<b>Former Use</b>	<b>Employee Housing</b>

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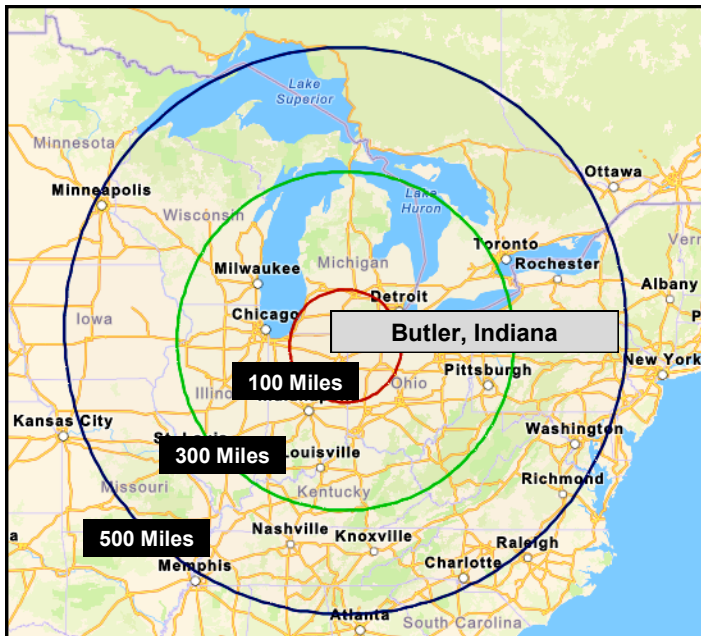
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	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>	<b>3,455</b>	<b>4,775</b>
<b>Avg. H/H Income</b>	<b>\$79,644</b>	<b>\$87,132</b>

**DEKALB COUNTY 2025 DEMOGRAPHICS**

<b>Population</b>	<b>44,032</b>
<b>Avg. H/H Income</b>	<b>\$93,957</b>

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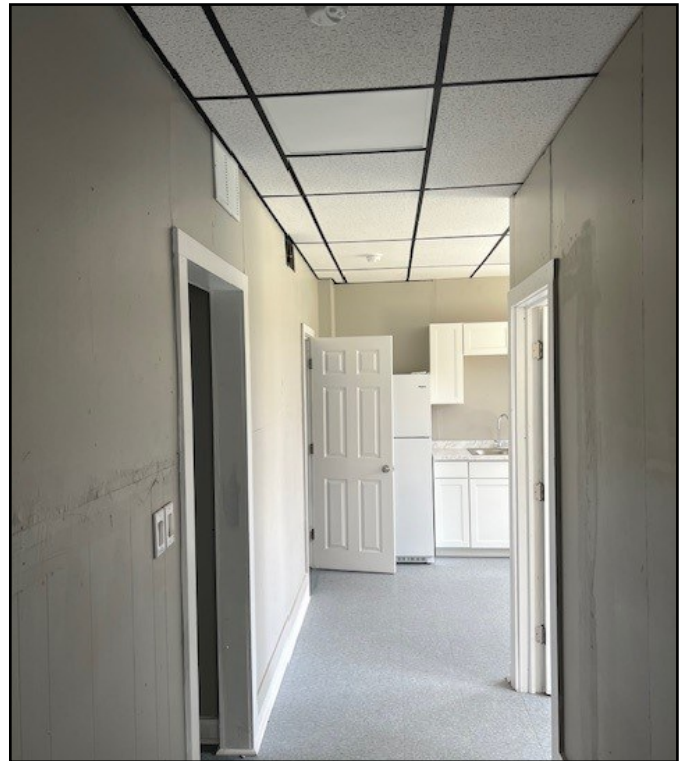
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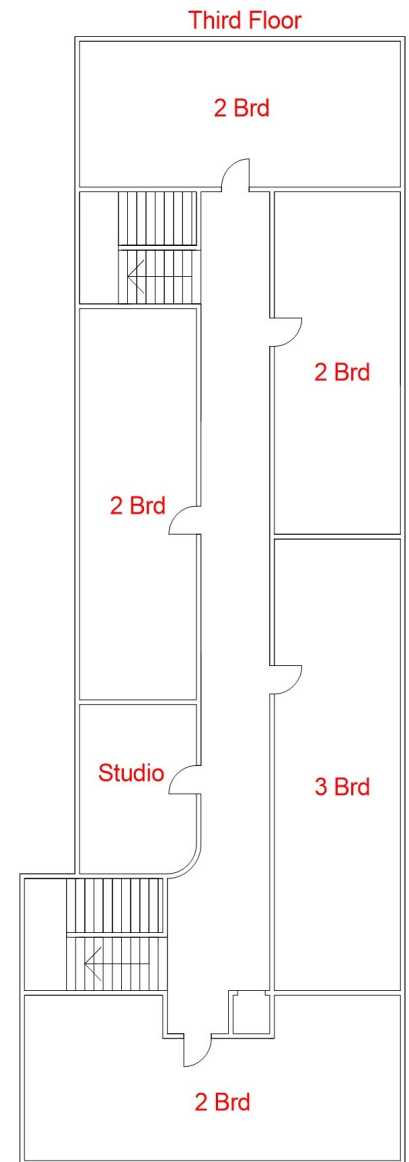
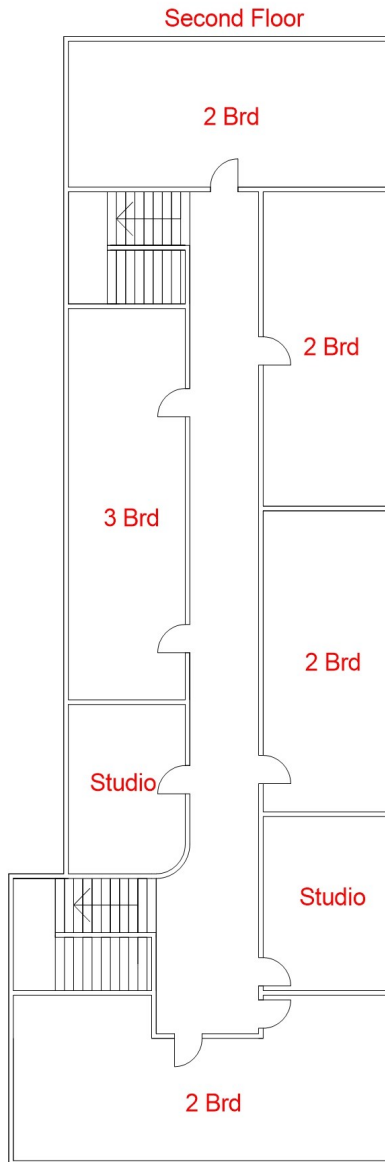
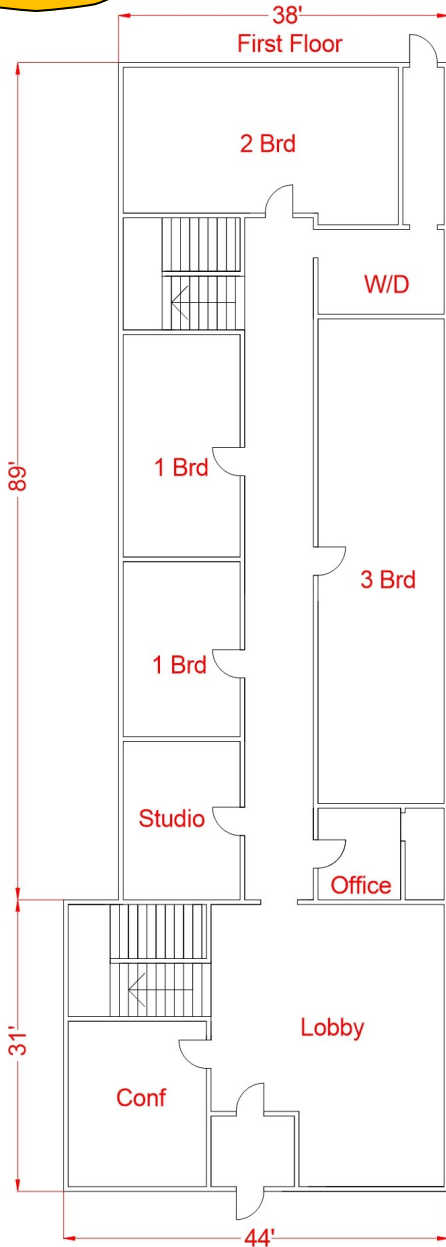


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## Floor Plan



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