



FOR **SALE** OFFICE
PROPERTY



5978 S 600 E
Columbia City, IN 46725

4,430 SF Office Building Available For Sale

About The Property

- Professional office/commercial
- Commercial zoning
- Private office and conference room
- Large windows and spacious offices
- 2 miles to W. County Rd
- Sale Price: \$865,000 (\$195.26/sf)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

4,430 SF OFFICE BUILDING AVAILABLE FOR SALE

BUILDING LOCATION/ZONING/SIZE

Street Address	5978 S 600 E
City, State, Zip	Columbia City, IN 46725
Zoning	GC
Total Building Size	4,430 SF
Site Acreage	2.0

PRICE/AVAILABILITY

Sale Price	\$865,000.00
Sale Price/SF	\$195.26

BUILDING DATA

Year built	2013
Roof	Metal
Service side door	6' x 6'
Heating cooling units above ceiling	3
Conference room	21' Ceiling Height
Building Type	Office
Number of Stories	1

PROPERTY TAXES

Parcel Number	92-10-03-000-204.000-006
Annual Taxes	\$4,677.44 (\$1.05/SF)
Tax Year	2025 Payable 2026

POPULATION DEMOGRAPHICS

1 Mile	261
5 Miles	17,987
10 Miles	85,799

UTILITIES

Electric Supplier	Northeastern REMC
Natural Gas Source	NIPSCO
Water & Sewer	Columbia City Utilities



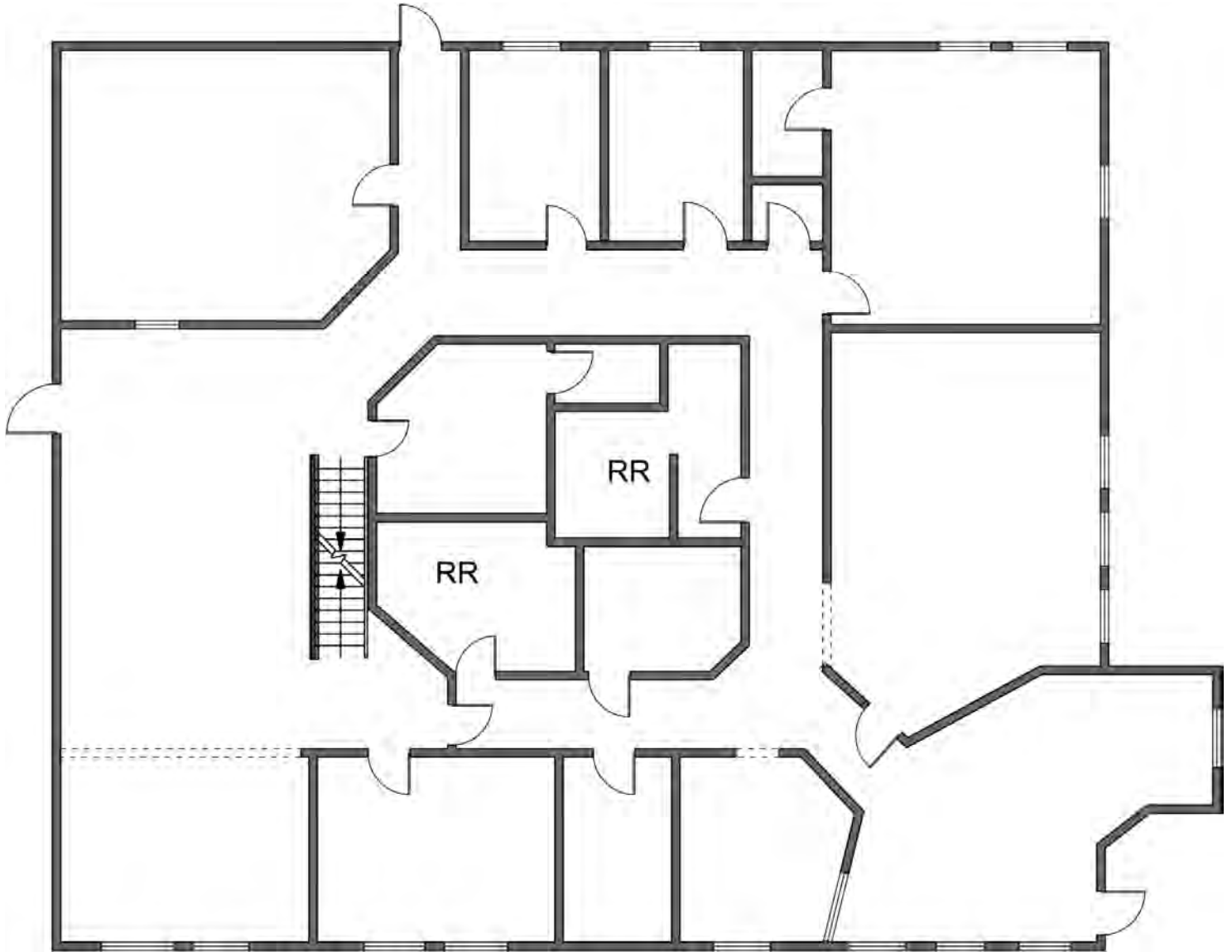
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FLOOR PLAN

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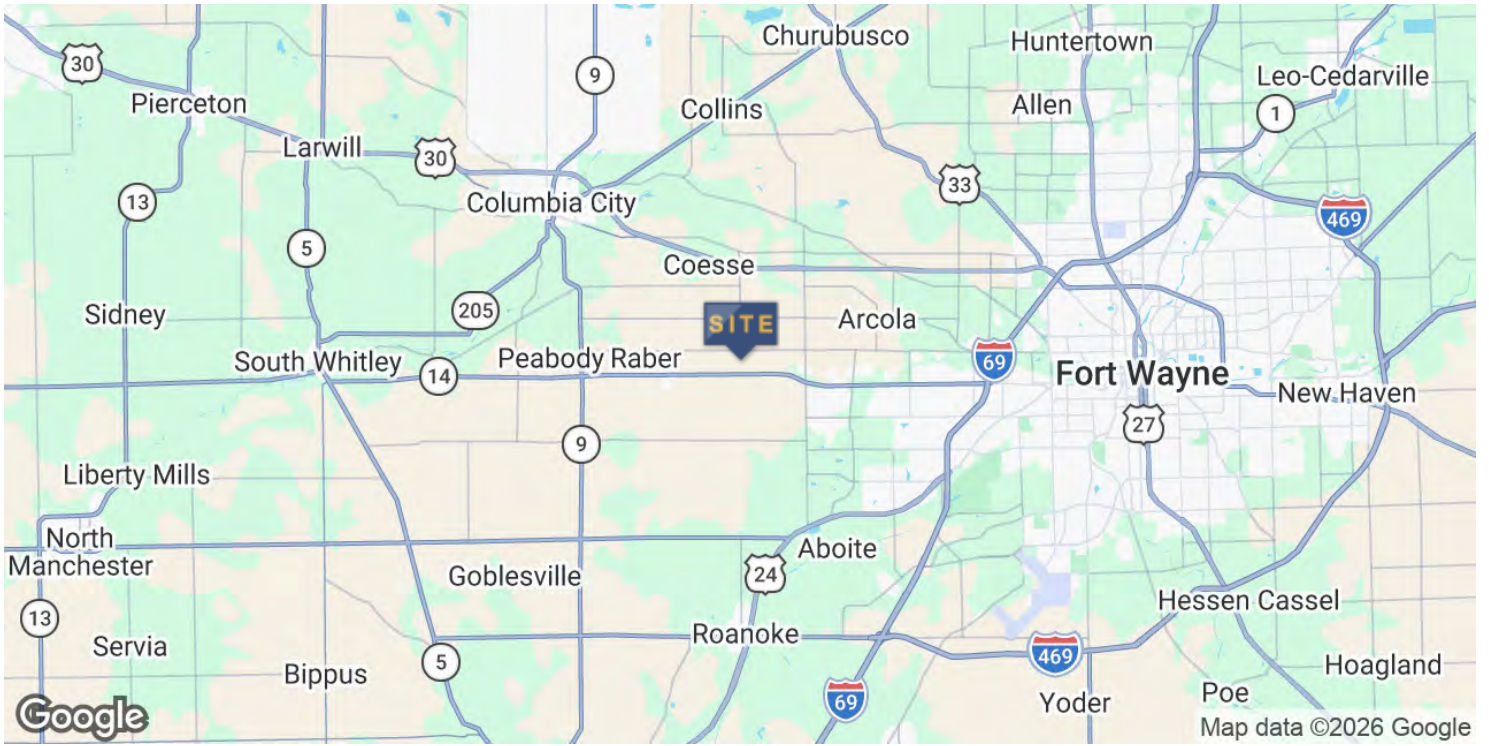
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LOCATION MAP

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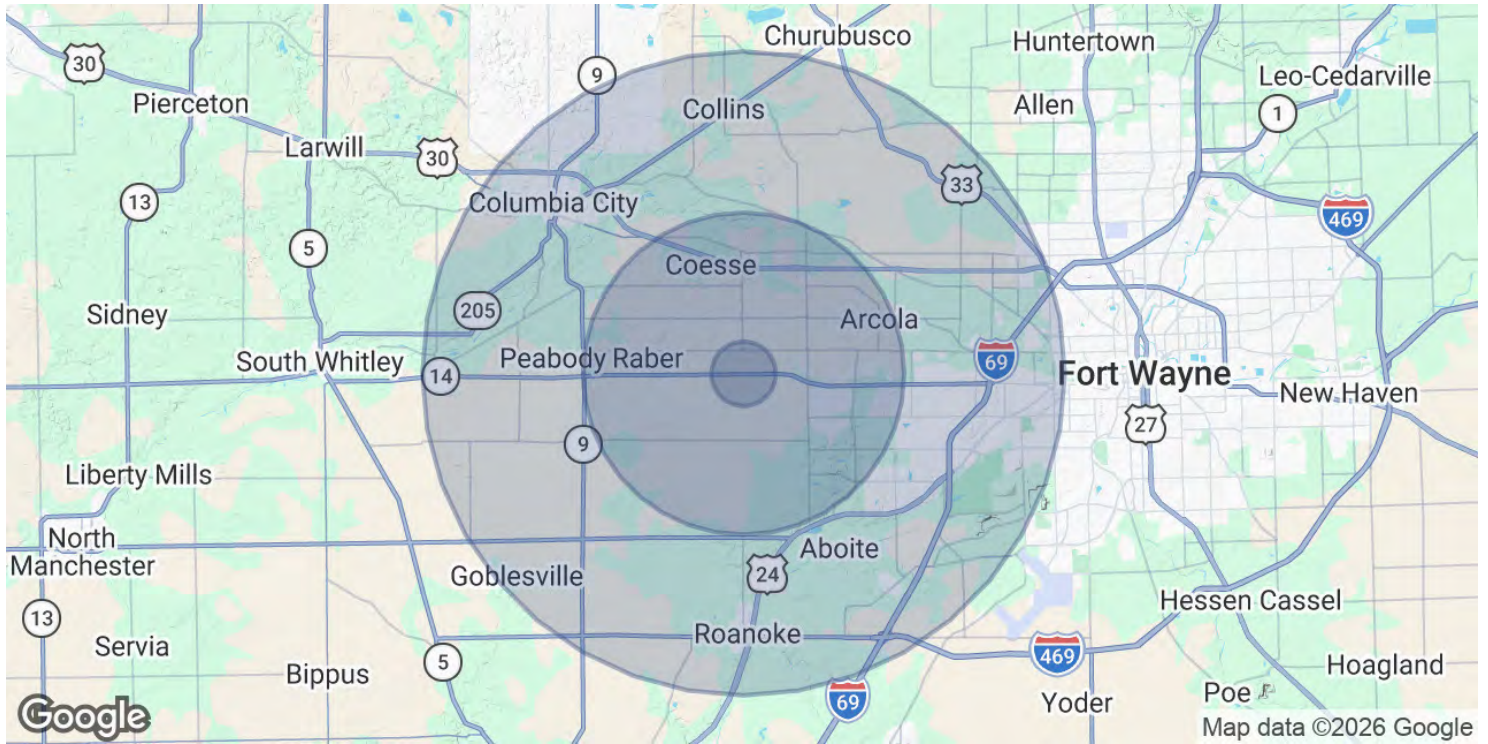
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DEMOGRAPHICS MAP & REPORT

4,430 SF OFFICE BUILDING AVAILABLE FOR SALE



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	261	17,987	85,799
Average Age	45.6	39.4	40.1
Average Age (Male)	41.2	40.1	39.6
Average Age (Female)	51.3	39.4	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	92	6,164	34,427
# of Persons per HH	2.8	2.9	2.5
Average HH Income	\$131,328	\$171,080	\$115,781
Average House Value	\$239,426	\$364,813	\$273,614

2023 American Community Survey (ACS)



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