

SALE

RETAIL



ATZ FURNITURE



904 W. NORTH ST., KENDALLVILLE, IN 46755

PROPERTY OVERVIEW

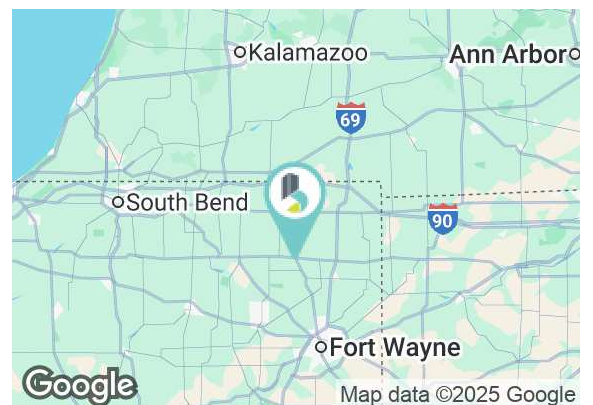
Located along Kendallville’s primary commercial corridor, 904 W. North St. offers a prime ±1-acre site with strong positioning for retail, showroom, or service-based users. The ±19,000 SF of commercial space, including a main building and warehouse, is zoned C-1B and sits within a well-developed corridor featuring sidewalk frontage and direct access to IN-6. Nearby retail anchors include Dollar General, Kroger, and CVS within Cornerstone Plaza, along with additional shopping and dining at Publix Village Square. The area offers excellent visibility, public utilities nearby, and strong consumer traffic driven by co-tenancy with national brands. This property presents a compelling opportunity for both investors and owner-users in a growing Northeast Indiana market.

PROPERTY HIGHLIGHTS

- Prime location along high-traffic IN-6 corridor
- Surrounded by major national retailers
- Flexible zoning for retail or office use
- Excellent owner-user or investor opportunity
- High consumer traffic and co-tenancy appeal
- Traffic count: US-6 - 16,248 VPD

REDUCED \$1,175,000

Lot Size:	0.99 Acres
Building SF:	15,189 SF
Warehouse SF:	3,840 SF



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LOCATION INFORMATION

Building Name	ATZ Furniture
Street Address	904 W. North St.
City, State, Zip	Kendallville, IN 46755
County	Noble

BUILDING INFORMATION

Building SF (Total)	19,029 SF
Retail SF	15,189 SF
Warehouse SF	3,840 SF
Tenancy	Single
Number of Floors	1
Year Built	1971
Construction Status	Existing
Framing	Steel Frame
Roof	Metal
Number of Buildings	2
Building Class	B+
Exterior Walls	Metal Siding
Main Bldg./Drive-In Door(s)	1 - 10' X 10'
Warehouse/Drive-In Door(s)	1 - 12' X 16'

ZONING / DISTRICT INTENT

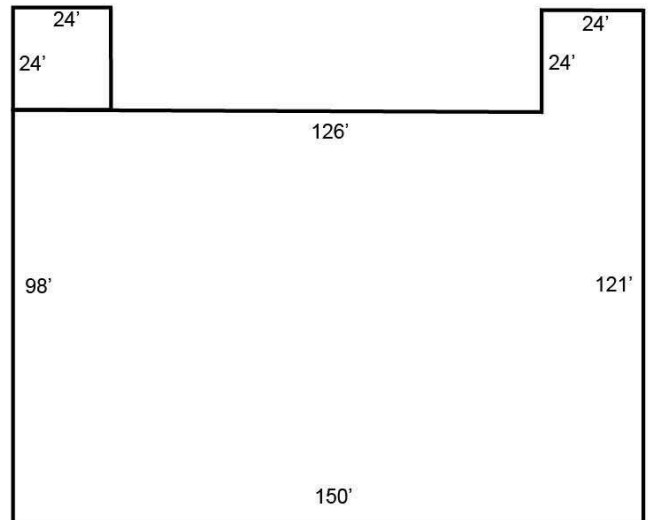
Zoned:	C-1B, Local Commercial-Retail Sales
District Intent:	<ul style="list-style-type: none"> • Prohibits outdoor retail sales • Accommodate indoor retail sales and Service related businesses • Prohibits outside storage of material • Residential prohibited unless clearly secondary to principle use • Normally located between C-1A zoning and C-2A districts

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Lot Size	0.99 Acres
APN #	57-07-29-300-034.000-020

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	18



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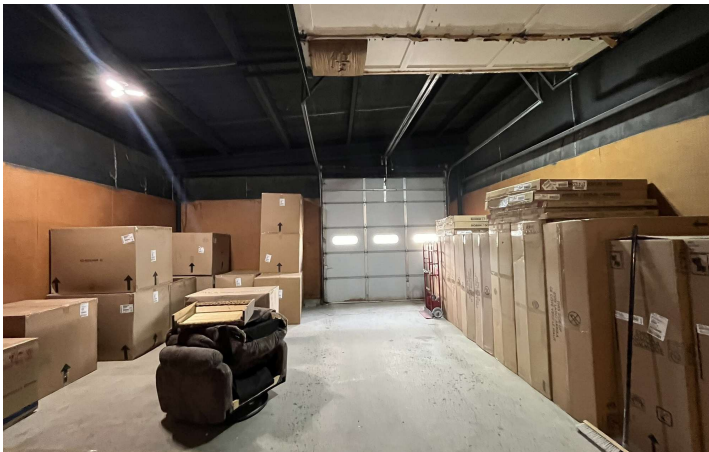
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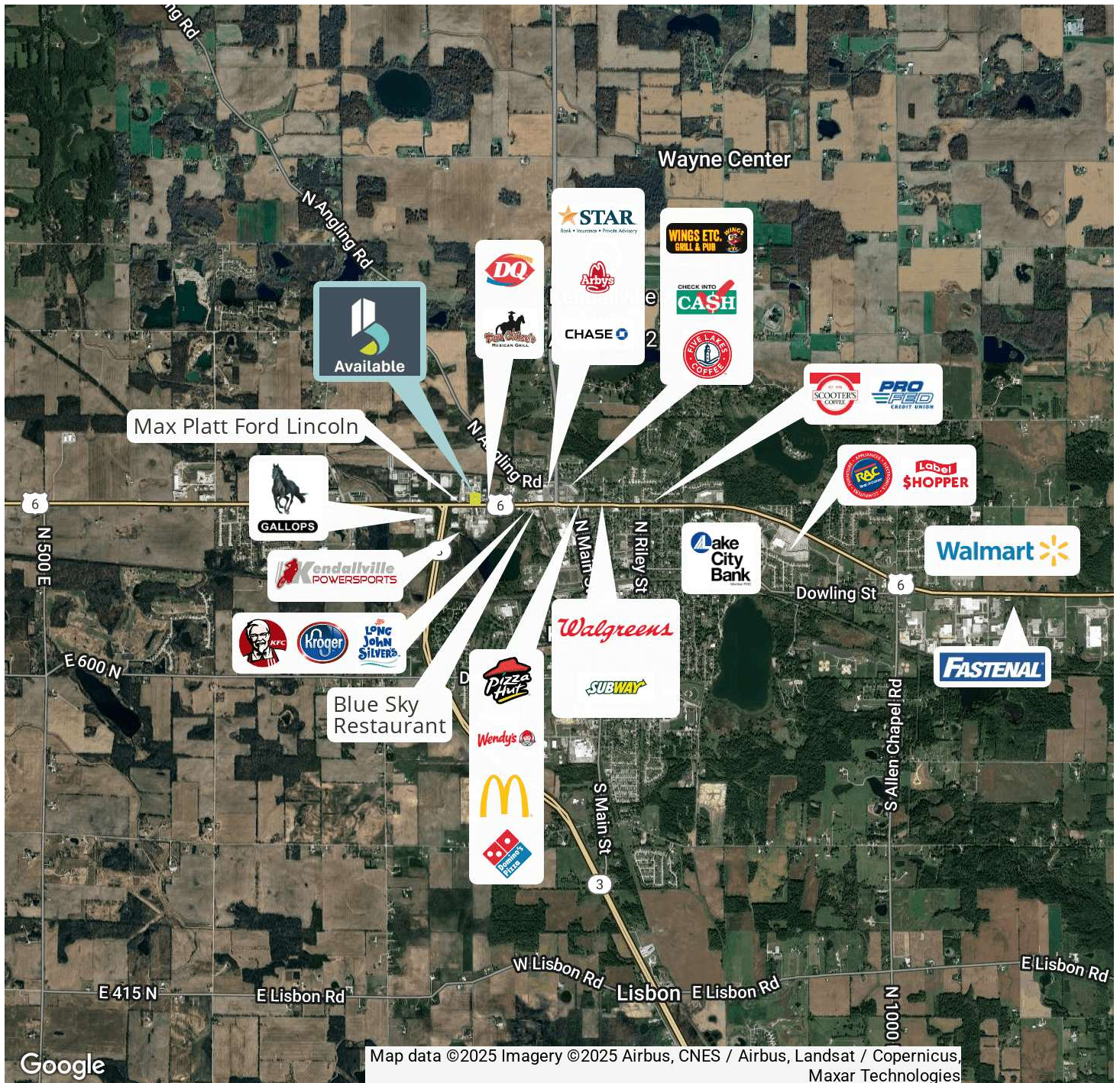
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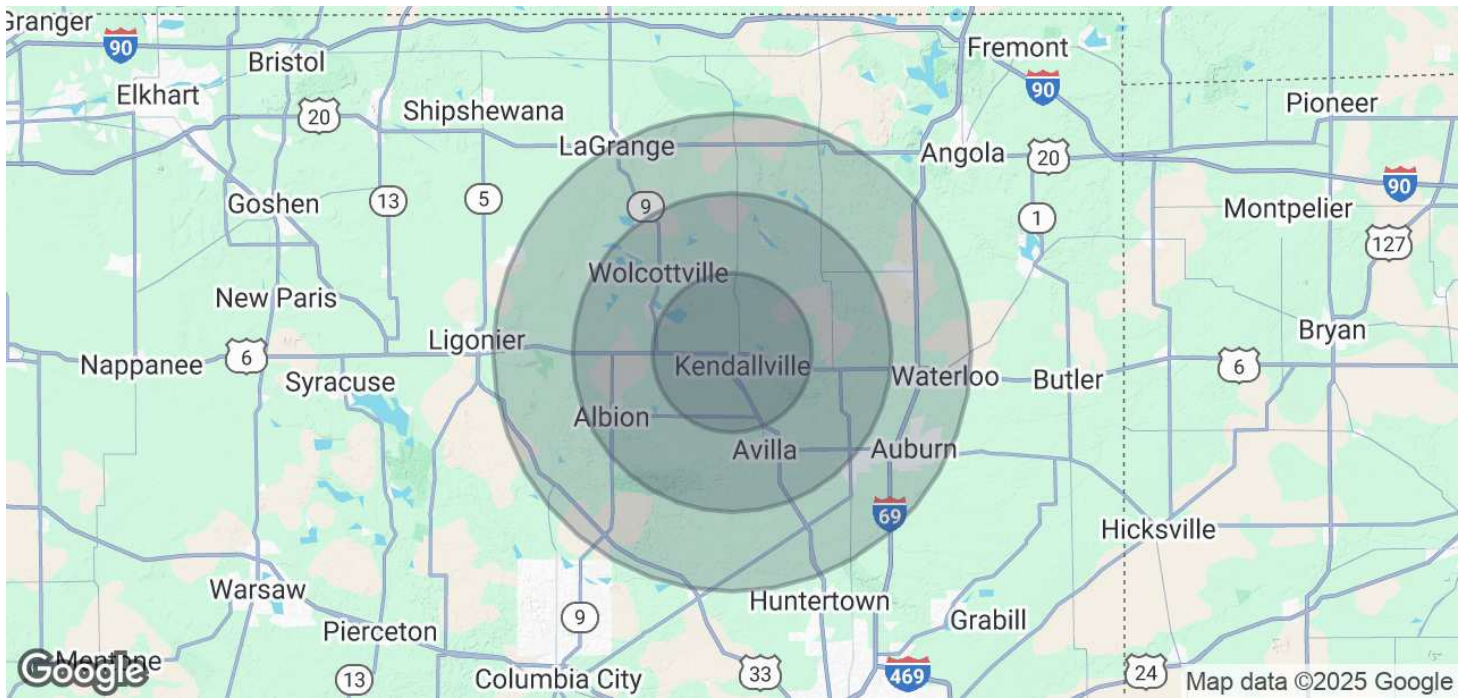
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	15,879	39,654	93,512
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,379	15,793	36,098
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$86,047	\$91,334	\$90,838
Average House Value	\$215,769	\$246,424	\$249,172

Demographics data derived from AlphaMap



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