

11107-11131 THIEL STREET, SAINT JOHN, IN 46373



For more information, please contact:

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ST. JOHN CHURCH

11107-11131 Thiel Street, Saint John, IN 46373



PROPERTY DESCRIPTION



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This exceptional property in Saint John, IN, offers a unique opportunity for a special purpose. The 5,200 SF building, featuring 2 units, boasts a versatile layout. The first floor includes a kitchenette, living area, and two restrooms, while the second floor/main level offers an open space concept with three individual offices. With two separate stairwells inside and two outside, as well as separate doors leading to the outside from both floors, the property provides seamless access and functionality for both multi-tenant and single-tenant use. This property is designed to accommodate a range of potential uses and represents an outstanding investment opportunity in the sought-after Saint John area.

LOCATION DESCRIPTION

Nestled in the heart of Saint John, IN, this location offers a serene and inviting setting for a special purpose or church investor. The area is known for its strong sense of community and is surrounded by various points of interest, including the St. John the Evangelist Church, Saint John the Baptist Parish, and the Shrine of Christ's Passion, providing a spiritually enriching environment for any prospective church venture. With convenient access to local amenities, parks, and a welcoming neighborhood atmosphere, the location presents an ideal opportunity to establish a meaningful presence within the community.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$499,000

Price / SF: \$95.96

Lot Size: 1.01 Acres

Building Size: 5200 SF

PROPERTY HIGHLIGHTS

- 1.01 Acres - Two parcels
- 5,200 SF building with 2 units
- Flexible interior layout
- Ample natural light
- Dedicated access points
- Well-maintained



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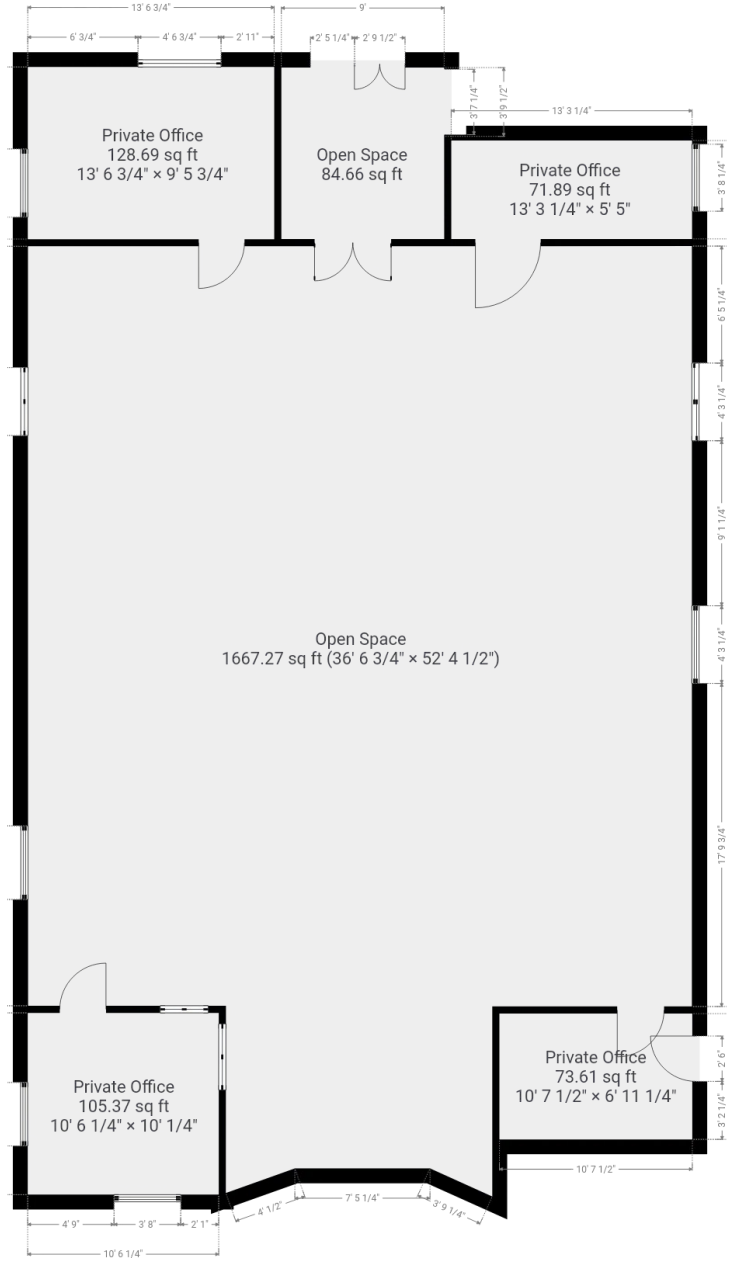
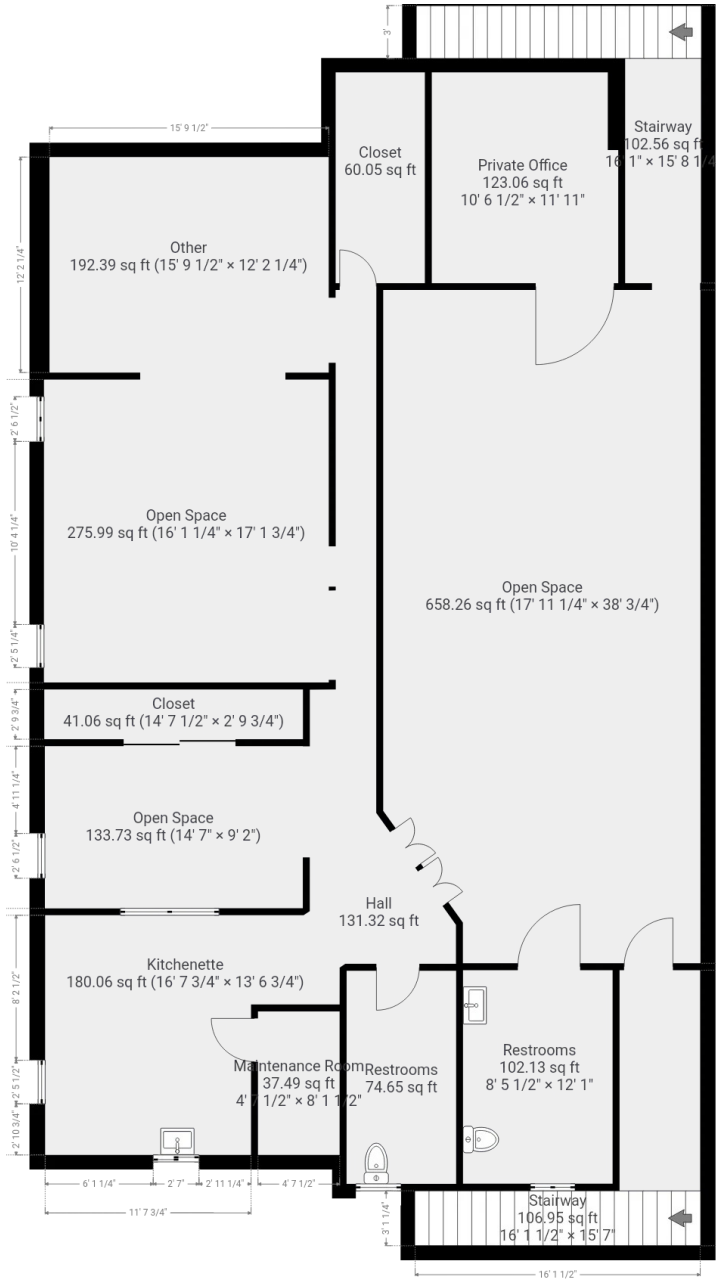
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FLOOR PLANS



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1st Floor

2nd Floor

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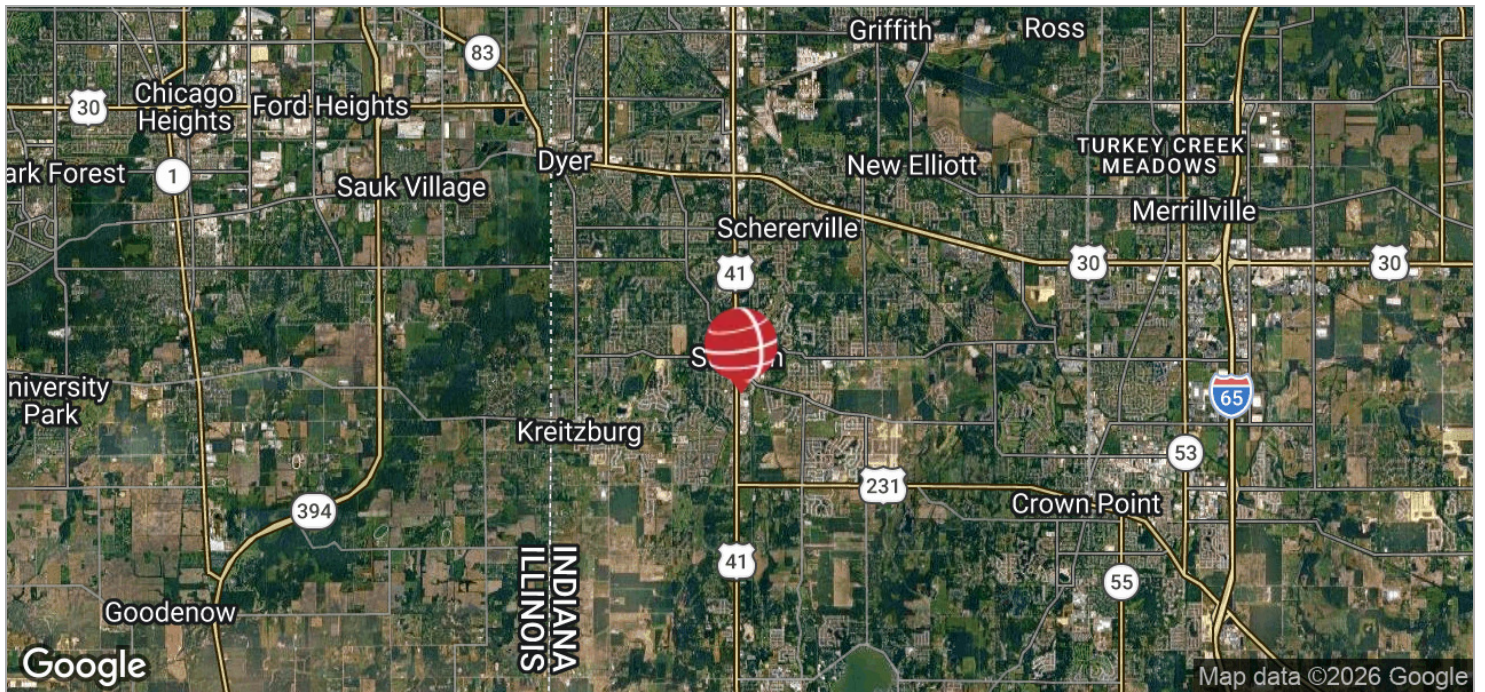
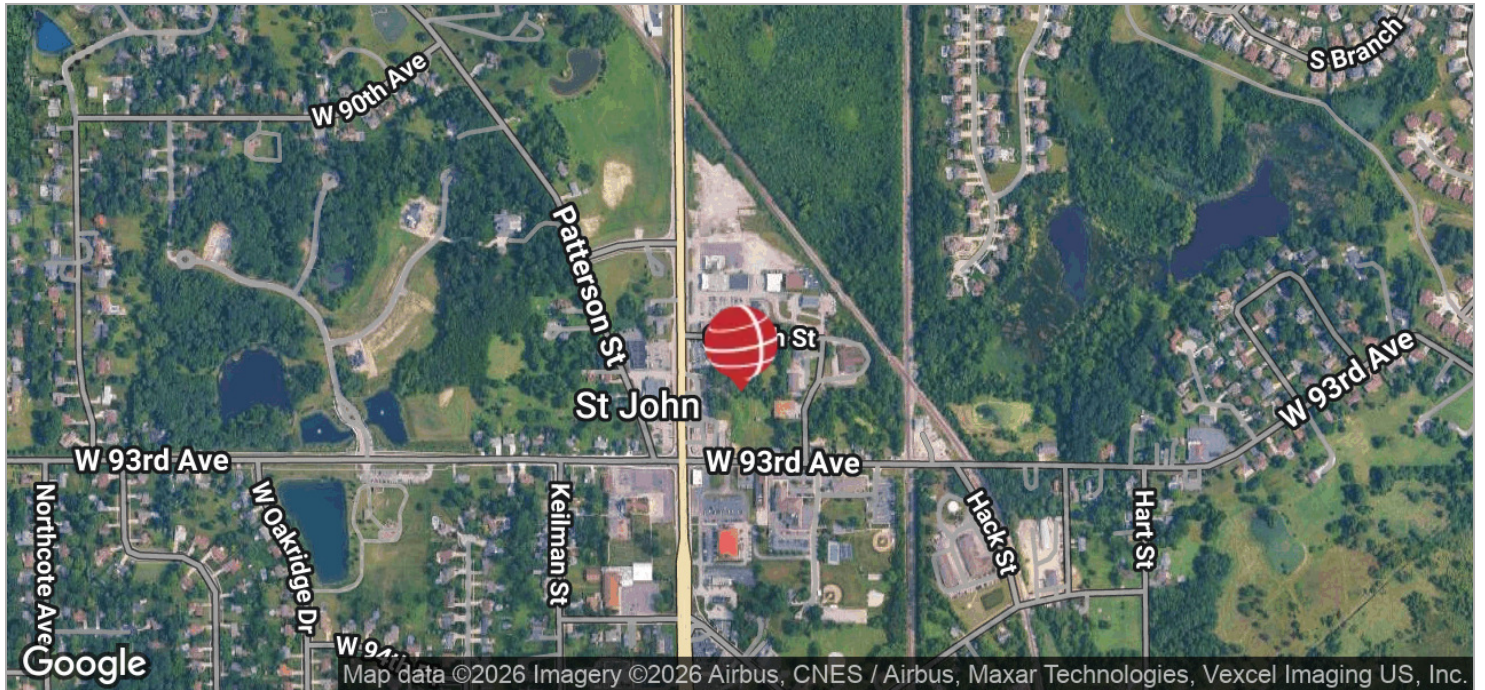
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LOCATION MAPS



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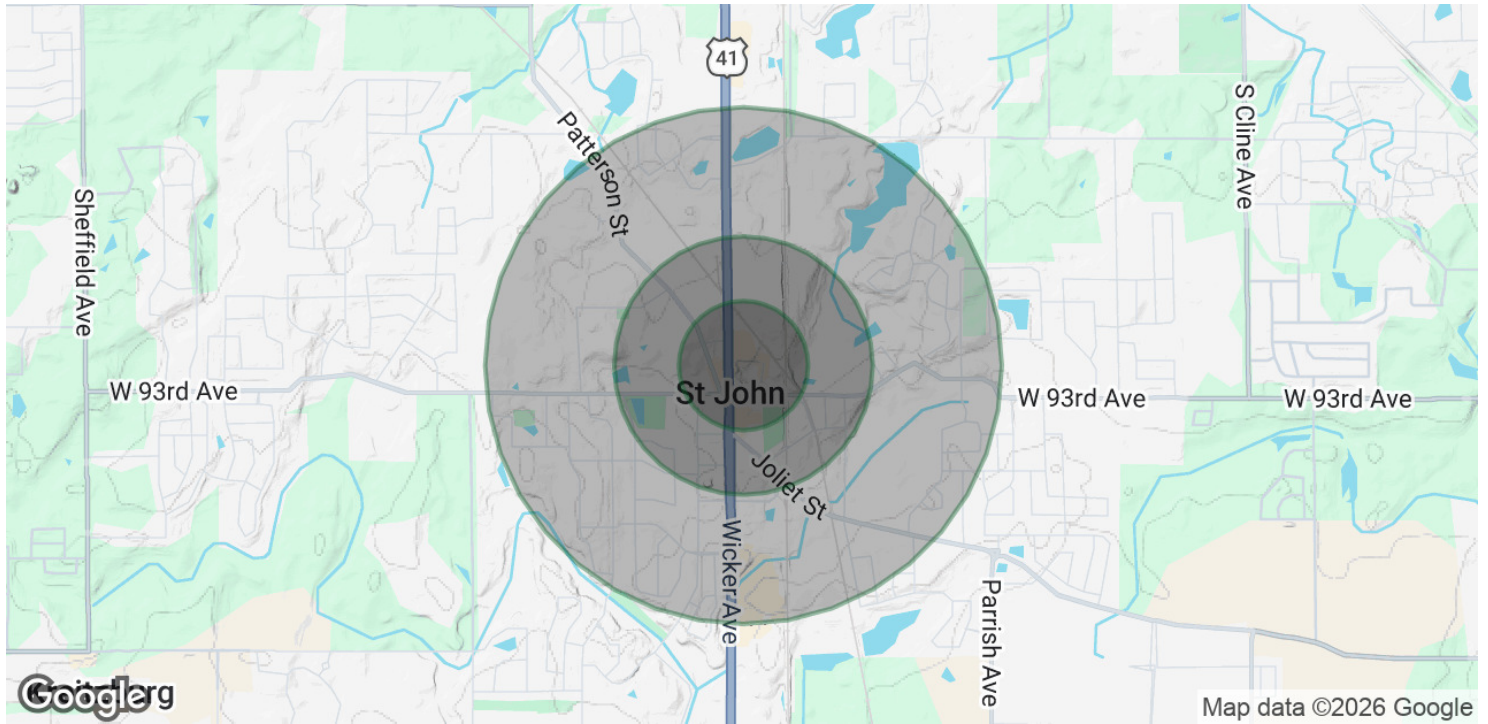
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	372	1,485	5,723
Average Age	40.7	41.7	42.6
Average Age (Male)	40.6	41.1	41.5
Average Age (Female)	40.1	41.5	42.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	508	1,993
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$168,930	\$159,097	\$151,695
Average House Value	\$446,422	\$413,940	\$391,896

2023 American Community Survey (ACS)

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