

Downtown Mixed-Use Property Overview

144 S Wabash St | Wabash, Indiana

Located in the heart of downtown Wabash, this mixed-use property offers stable income with future upside potential. The building consists of one commercial space and two residential apartments and underwent significant renovation approximately two years ago. The property provides immediate rental income with long-term appreciation potential.

Key Property Highlights

- Mixed-use property with 1 commercial unit and 2 residential apartments
- Approximately 5,700 sq ft total (about 1,900 sq ft per floor)
- Prime downtown Wabash location
- Major renovation completed approximately 2 years ago
- New windows installed on the lower and main levels
- New air conditioning / HVAC units installed
- Exterior tuck-pointing completed
- Tenants pay utilities
- Stable tenants
- Opportunity for future rent increases

Property Summary

Property Type	Mixed-Use Investment Property
Location	Downtown Wabash, Indiana
Current Annual Income	\$42,600
Sale Price	\$425,000