

# INVENTORY OF LISTINGS

## March 2017

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Pending listings appear highlighted in blue.

Sold/Leased properties appear highlighted in red.

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Property Name Property Address	City	Space Available	Lease Rate	Lease Type	Sale Price	Loopnet ID	Broker(s)	Notes
818 E. Bristol Street	Elkhart	1,484 SF	\$1,500/Month	NNN	\$159,500	L: 19522224 S: 19522168	John Letherman, CCIM	1,484 SF two-story office building. Built in 1970; refurbished in 1988. Very well maintained. High profile location at the corner of E. Bristol Street and Johnson Street. Municipal water and sewer.
Eastpoint Business Centre Flex Space 2701 Industrial Parkway	Elkhart	Suite 110: 310 SF	\$200/Month	Mod. Gross	-	15366919	Carl Tiedemann, SIOR	Just one office space available in this business incubator on the city's east side. Newly renovated. 208 volt power. City water and sewer. Lease rate includes utilities. Zoned M-1.
1333 W. Lusher Avenue	Elkhart	1,980 SF	\$7.27	Gross		18148274	Richard Hobson	Basement not included. 1,980 SF of space available for lease on main floor only. Located on Lusher near downtown Elkhart. 20 parking spaces. Municipal water and sewer.
303 N. Main Street	Elkhart	800 SF	\$8.75	NNN		19723736	John Letherman, CCIM	PENDING
358 S. Main	Elkhart	903 SF	\$17.50	Gross		20154379	Richard Hobson	Lease Suite 400 in this 3-story building with Inova Federal Credit Union. Space includes two offices, reception area, break room, conference room and storage room. Desks and all furniture in suite are included in lease rate. Tenant pays for phone and internet.
426 N. Main Street	Elkhart	2,740 SF	\$17.50	Gross		20017419	Richard Hobson	One suite of 2,740 SF now available in this great downtown Elkhart Class A office building with frontage on Main Street next to the river. Suite features five private office and a conference room, plus an open area that can accommodate additional offices. Lease includes all utilities but phone. \$50/Month for Internet service.
600 S. Main Street	Elkhart	Ste 202: 1,239 SF Ste 302: 806 SF	\$14.00	Gross	\$495,000	L: 20140039 S: 20140157	Richard Hobson Scott Griffith	Two suites: 1,239 SF (Ste. 202) and 806 SF (Ste. 302) now available in this 15,580 SF, 3 story office building. Great corner location in downtown Elkhart near other offices and retail businesses with frontage on Main Street. Offers an elevator and parking on the street, in the rear, and across the street in a municipal lot. Built in 1980. CAM & taxes included in lease.
230 Middleton Run	Elkhart	20,000 SF	\$3.75	NNN		20094575	Carl Tiedemann, SIOR	20,000 SF pre-engineered steel building with a standing seam roof and steel siding currently under construction on Elkhart's east side. Building will feature two 9'x9' docks with levelers and one 16'x16' grade-level overhead door. 24-foot eaves plus reception area plus three private offices. 6" concrete floors. Zoned M-2.
200 Nibco Parkway	Elkhart	3,228 SF	\$14.50	NNN		19969243	Carl Tiedemann, SIOR	Up to 2,800 SF of prime office space available on the 2nd floor; Additional suite of 428 SF on the 3rd floor also available. Beautiful brick office building located in downtown Elkhart along the Riverwalk and 2 blocks from Main Street. Other tenants in the building include Stifel, First State Bank and The Borger Group. Passenger elevator and great signage opportunity. Ample on-site parking for tenants and visitors.
881 Parkway Avenue	Elkhart	12,139 SF	\$13.00	NNN	\$1,989,000	S: 20183973 L: 20185078	Brent Miller, SIOR Scott Griffith	12,139 SF office/retail building on 1.73 acres. Formerly Harrison College. Great location on busy CR 17 which connects the US 20 Bypass to the I-80/90 Toll Road. Fully air-conditioned. Built in 2007. Municipal utilities. Additional parking for lease if needed.
219 S. Third Street	Elkhart	4,848 SF	\$6.00	NNN	\$147,500	S: 19908634 L: 19908728	Richard Hobson Brent Miller, SIOR	Sale Price Reduced. Located in the CBD of Elkhart, this 4,848 SF office building features a large lobby, two conference rooms and 12 private professional offices. There is on-site parking and an extra lot (.0395 acres). Municipal utilities.
3110 W. Old US 20	Elkhart	1,970 SF			\$159,900	19669525	Richard Hobson	Back on the Market: Bank branch with 1,970 SF on 2.5 acres at the corner of Old US 20 and CR 3. Bank branch was built in 1970 and is in very good condition. Building has three drive-thru lanes, front door security system, lawn sprinkler system and a very clean extra lot behind the building. One restroom, 10-foot ceilings and 24 parking spaces. Great location for another bank or cash advance place.
101 S. 3rd Street	Goshen	Suite 2: 325 SF	\$500/Month	Gross		20021016	Richard Hobson	Just one suite left on the main level of this newly-refurbished commercial building on the busy corner of Main and 3rd streets in downtown Goshen. Suite 2: 325 SF for \$500/Month. Gross lease includes utilities and taxes. Phone not included. All new carpet, paint and ADA restrooms. Parking across the street.
2823 Gateway Drive	Goshen	1,170 SF	\$12.00	NNN		20087648	Scott Griffith	Cricket Wireless store in the front. Suite 2 available in the back. Space is unfinished; owner willing to negotiate build out. One restroom. Air-conditioned space in great location on busy US 33. Zoned B-3 PUD. Built in 2007.
1307 US 33	Goshen	1,521 SF			\$225,000	19468498	Scott Griffith	Sale Price Reduced! 1,521 SF office building on 0.225 acres along busy US 33. Brick building features nicely appointed offices and full basement (with an additional 1,521 SF not included in building square footage). Main floor has four offices, file room/storage room, reception area, kitchenette area, one restroom and two entrances. Lower level has one office, conference/meeting room, one restroom with shower, mechanical room, two stairways to the main level and room for an additional kitchen area. Pylon signage. Parking for 11 cars. Traffic counts in excess of 25,000 cars daily.
303 S. Main Street	Mishawaka	Various suites from 300 SF to 1,509 SF	\$13.00			20190154	Scott Griffith Brent Miller, SIOR	Mishawaka Medical Arts Building in downtown Mishawaka located two blocks south of Lincolnway (SR 933) at the corner of Main and Fourth. Join other medical professionals and businesses in this great location next to Kindred Hospital (formerly St. Joseph Hospital). Several suites available ranging in sizes from 300 SF up to 1,509 SF.

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422 E. Bristol Street, Suite C	Elkhart	1,530 SF	\$12.00	NNN		15770285	Pete Letherman, SIOR, CCIM	Adjacent to Mattress Warehouse. Highly visible retail space located at one of Elkhart's busiest locations. Space is in move-in condition. Built in 2000. Zoned Business.
338 S. Elkhart Avenue	Elkhart	Up to 3,430 SF	\$12.50	Mod. Gross		20156636	Richard Hobson	2,352 SF to 3,430 SF available for retail or office use near the heart of downtown Elkhart next to the new Inova headquarters. Garage area has three overhead doors with 16' ceilings and large storage room; Floor drains in garage. Office area has two offices plus a breakroom; bath has shower. Building has blocked fence area with gate; parking in front of building (13 spaces). Tenant to pay for utilities only.
2700 Hammond Avenue	Elkhart	6,740 SF			\$160,000	19865381	Scott Griffith	Price Reduced: 6,740 SF commercial building on 1.09 acres. Zoned M-1. Located on the corner of Hively Avenue and Hammond Avenue. Annual taxes: \$5,251.16. Fixtures, furniture, kitchen equipment (including a walk-in cooler/freezer, 10' hood system, stoves and refrigerators) and 3-way liquor license not included in sale price but available.
Johnson and Baldwin Crossing 1234 Johnson Street	Elkhart	Suite I: 1,320 SF Suite C: 960 SF	\$12.00	Mod. Gross		19930853	Richard Hobson	Two suites available. Located at the high traffic corner of Johnson and Baldwin Street. Air conditioned and heated. Parking lot has two entrances/exits, making traffic flow efficient. NOTE: Pricing is \$8.50 PSF plus operating expenses of \$3.50 PSF.
526-534 S. Main Street	Elkhart	8,366 SF	\$5,500/Month	Modified Gross	\$650,000	S: 19978041 L: 19978062	Richard Hobson	6,220 SF restaurant newly renovated for the restaurant Krave. Three apartments upstairs with total of 2,146 SF of space are fully leased and generate \$2,177/month in rental income. Great location just steps away from the new Lerner Theatre. Building features a banquet room for private parties, outdoor patio dining area, full basement and ADA restrooms. Sale includes all restaurant equipment, fixtures and furniture. City water and sewer. Zoned CBD. Riverwalk Liquor License available with permit.
3526 S. Main Street	Elkhart	1,715 SF	\$500/Month	Modified Gross		20106122	Scott Griffith	1,715 SF purpose-built for a quick lube auto service business. The vacant suite features 3 drive-through service bays with 12'x10' overhead doors (total of 6 doors), a full basement under the service bays with access openings, radiant tube heat, four 1000-gallon double-walled oil storage tanks, three 250-gallon double-walled oil storage tanks, a reception area, waiting area, restroom and private office. Municipal water and sewer. Zoned B-2. Across from Concord Mall on busy US 33.
3719 S. Main Street	Elkhart	12,486 SF	\$7.00	NNN	\$795,000	S: 19666410 L: 19666396	John Letherman, CCIM	Back on the Market! 12,486 SF building set up as event center. On 2.01 acres with room for 80+ cars. Located on US 33, close to Concord Mall and the US 20 Bypass.
Concord Commons 3712 Mishawaka Road	Elkhart	1,000 SF	\$9.00	Modified Net		19956625	Richard Hobson	This suite has 1,000 SF and is located in the Concord Commons strip. Near Concord Mall and new Martin's Super Market (opening soon). Municipal utilities, 200 Amps/208Volts/3-Phase power. Ample front door parking.
North Pointe Retail Center 3121-3251 Northview Drive	Elkhart	Multiple spaces available from 1,400 SF - 8,910 SF	\$7.00	NNN		16126791	John Letherman, CCIM	Neighborhood Shopping Center anchored by Planet Fitness (and coming soon Big R). City water and sewer. 986 parking spaces. Located at the intersection of I-80/90 and SR 19 North. Close to several hotels and restaurants. Wet sprinklers, air conditioning and gas heating. 220 Volt, 200 Amp, 3-Phase power. Zoned B-3.
851 Parkway Avenue	Elkhart	6,900 SF	\$11.00	NNN	\$1,450,000	S: 19345417 L: 19345434	Brent Miller, SIOR Scott Griffith	Back on the Market! 6,900 SF former restaurant at lighted intersection of CR 17 and Middlebury Street on the east side of Elkhart. Great location just north of the US 20 Bypass. Great signage on two sides, city utilities and 110 parking spaces. Built 2008.
The Shoppes at US 20 2525 Toledo Road	Elkhart	Suite B2: 1,320 SF	\$7.00	NNN		19022273	Richard Hobson	<b>LEASED</b>
The Shoppes at US 20 2525 Toledo Road	Elkhart	Suite A1: 2,325 SF	\$7.50	NNN		19022273	Richard Hobson	2,325 SF available in suite A1 in the Shoppes at US 20 in Elkhart. Great location near CR 17 which links the Indiana Toll Road and the US 20 Bypass. Built in 2006. All suites separately metered. Fully air-conditioned with beautiful storefront windows. CAM is \$2.50 PSF.
23810 E Old US 20	Elkhart	Suite B: 4,240 SF	\$5.00	NNN		19022294	Richard Hobson	4,240 SF available in this former grocery store. Great location near CR 17. Built in 2005. Suite separately metered. Current tenants include Mancino's Italian Eatery, The Ice Box and Creative Touch Nails. Fully air-conditioned with great storefront windows.

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1501 & 1503 Elkhart Road	Goshen	17,316 SF			\$595,000	19830447	Bill Kuhns, SIOR	Five buildings offer 17,316 SF of space on 1.83 acres. Built between 1947 and 2005. Possible development opportunity, located on the main traffic link between the northwest side of Goshen and Elkhart.
2823 Gateway Drive	Goshen	1,170 SF	\$12.00	NNN		20087648	Scott Griffith	Cricket Wireless store in the front. Suite 2 available in the back. Space is unfinished; owner willing to negotiate build out. One restroom. Air-conditioned space in great location on busy US 33. Zoned B-3 PUD. Built in 2007.
Goshen Commons II 2856 N. Eisenhower Drive	Goshen	#1: 1,825 SF (end cap) #3: 1,450 SF #4: 1,125 SF	\$12.95	NNN	-	18148531	Pete Letherman, SIOR, CCIM	Located across the street from Goshen Commons I. Built in 2003. Other retailers in close proximity include Wal-Mart, Menards, McDonalds, Burger King, Culvers and Walgreens. City water and sewer. Zoned B-3.
Goshen Commons 2008-2028 Lincolnway East	Goshen	#2014-3: 4,819 SF #2018: 1,200 SF #2026: 1,025 SF	\$12.95	NNN	-	17015571	Pete Letherman, SIOR, CCIM	Goshen Commons. This attractive retail storefront is conveniently located along busy US 33 on the south side of Goshen. Current tenants in the complex include Jimmy Johns, Sprint, Dollar General, Sears and Great Clips. Other retailers in close proximity include Wal-Mart, Menards, McDonalds, Burger King, Culvers and Walgreens.
Bass Lake Marina, 5095 County Road 210	Knox	30,166 SF in six buildings			\$1,300,000	18885882	Ross Miller, SIOR Richard Hobson	Three separate properties grouped together for immediate sale: Bass Lake Marina with a total of 30,166 SF in six buildings on 2.028 acres on Bass Lake. Marina leased until June 2015. A 12,240 SF storage building on 1.29 acres on Bass Lake and a 20,000 SF boat storage building on 4.31 acres on S 450 E just south of Bass Lake. Located on the south side of Starke Co., on US 35 (State Road 10), Bass Lake is 11 miles north of Winamac. Bass Lake is Indiana's fourth largest natural body of water and covers more than 1,400 acres. It is a prime tourist location for its beaches and fishing.
12706 US 6	Plymouth	4,000 SF			\$195,000	19959265	Pete Letherman, SIOR, CCIM Scott Griffith	This 4,000 SF building currently serves as an automotive service facility. It features two offices with waiting area and a restroom, as well as a shop area with restroom. There is gas overhead heating and three overhead doors. 240 Volt, Single-Phase power.
123 S. Elkhart Street	Wakarusa	8,206 SF	\$4.00	NNN	\$109,000	S: 19331860 L: 19331888	Richard Hobson	8,206 SF in this former Dollar General space is perfect for another retail location in the heart of downtown Wakarusa. Street parking available in front as well as the parking lot beside the store. Brick exterior and great opportunity for signage. Clear open interior.





Property Name Property Address	City	Space Available	Lease Rate	Lease Type	Sale Price	Loopnet ID	Broker(s)	Notes
2304 Clay Street	Elkhart	30,000	\$3.00	NNN	\$850,000	S: 20075221 L:20075229	Brent Miller, SIOR	PENDING
2707 Decio Drive	Elkhart	11,600 SF	\$3.25	NNN		19945533	Brent Miller, SIOR	11,600 SF on 1.89 acres. 2,520 SF of office space. Built in 1972 of block and steel construction. Has 15-foot eaves, 2 grade-level o/h doors with openers, radiant heat, air compressors, airlines, cooled computer room, back up generator, 200 Amp/240 Volt/3-Phase power, 24' x 50' bay spacing and a mezzanine. <b>Available: April 2017!</b>
56700 Elk Park Drive, Unit 4	Elkhart	3,000 SF					Scott Griffith Bill Kuhns, SIOR	LEASED
1671 W. Franklin Street	Elkhart	8,000 SF			\$190,000	19495912	Pete Letherman, SIOR, CCIM	Price Reduced! 8,000 SF along Franklin Street just a few blocks from busy SR 19; close to entrance to US 20 Bypass. Built in 1980 with 20-foot ceilings, 875 SF office and four grade-level overhead doors. Electric: 200 Amp/240-Volt/3-Phase. City utilities. Zoned M-2.
1701 W. Franklin Street	Elkhart	7,520 SF	\$2.75	NNN	\$197,500	19241441	Pete Letherman, SIOR, CCIM	PENDING
1900 W. Hively Avenue	Elkhart	98,442 SF			\$2,165,000	19944507	Pete Letherman, SIOR, CCIM	This 98,442 SF manufacturing/distribution building is on 8.62 acres. It features 4,622 SF of office space (2,133 SF on the 2nd floor is not counted in total building square footage). There are 10 docks, 4 grade-level overhead doors and two interior flat bed docks. 40' x20' column spacing, T8 and fluorescent lighting, gas-forced air heat and municipal utilities. 1600 Amp, 480 Volt, 3-Phase power. Zoned Manufacturing.
28135 W. Hively Avenue	Elkhart	15,964 SF	Negotiable	NNN	\$175,000	18830567	Scott Griffith	15,964 SF industrial building close to State Road 19 on the south side of Elkhart. Features 13,824 SF of industrial space and a two-story office area that totals 2,140 SF. Two grade-level overhead doors (10x10 and 8x9), 800 Amp/240 Volt/3-Phase power and fenced 1.34-acre lot with two gates (one 18-foot and one motorized 26-foot).
2727 Industrial Parkway	Elkhart	18,860 SF					Scott Griffith	SOLD
2306 Johnson Street	Elkhart	22,232 SF			\$499,000	20199010	Brent Miller, SIOR	Heavy manufacturing building with 1200 Amp/480 Volt power. The rear section of the building is 10,140 SF with 20' eave height and a 5-Ton crane running the length of that section. The rear section also features two bus ducts running the length of the section and smoke eaters for welding. The building has airlines running throughout, liner panels, ceiling fans and a break room. There are five grade-level overhead doors (one 12', three 14'x14' and one 14'x16' and two docks. Occupancy will be 60 days.



Property Name Property Address	City	Space Available	Lease Rate	Lease Type	Sale Price	Loopnet ID	Broker(s)	Notes
52782 Lillian Avenue	Elkhart	10,000 SF	\$3.36	NNN	-	15956350	Bill Kuhns, SIOR	Situated on 1 acre of land. Building features three 12'x12' overhead doors, 24' x 40' column spacing and 220 Volt/200 Amp/3-Phase power. Zoned M-2.
1700 W. Lusher	Elkhart	40,045 SF			\$595,000	20127511	Brent Miller, SIOR	40,045 SF building with about 3,050 SF of office space. Situated on 3.49 acres. Building is in good condition. A new roof was installed in 2009. Features 18' eaves, five overhead doors and interior dock with leveler. 1000 Amp/240 Volt/3-Phase power. City water and sewer. Zoned M-1.
822 Middlebury Street	Elkhart	28,000 SF	\$2.40	NNN	\$495,000	S: 19315522 L: 19315540	Brent Miller, SIOR	Price Reduced! Manufacturing/Warehouse building with close proximity to Downtown Elkhart. Features heavy power, fire sprinklers, 50' x 200' working bays in front section, airlines, liner panels, ceiling fans, a small spray booth, and a fenced in outside storage area. The offices are 2-story and have 1,750 SF on each floor.
1755 Ardmore Court	Goshen	20,000 SF	\$3.45	NNN	\$795,000	L: 20079342 S:20079319	Pete Letherman, SIOR, CCIM	New Construction Available April 2017! This 20,000 SF warehouse/light manufacturing building features one dock, one overhead door, 30'x50' bays, fire suppression system and T5 lighting. 400 Amp/3-Phase power. Three offices, a conference room and a break room. Municipal water and sewer. On 1.8 acres on the south side of Goshen with excellent access to US 6 and US 20 Bypass via County Road 17. Fiber optic connectivity is available.
805 & 815 S. Ninth Street	Goshen	12,132 SF			\$265,000	20116354	Scott Griffith	This 12,132 SF in three buildings on the south side of Goshen between US 33 and SR 15. The complex is currently set up as a collision repair center including a Garmat downdraft paint booth. Building has 8 overhead doors, 3-Phase/200 Amp/208 Volt power, radiant heat and air lines. Ceilings range from 8 feet to 14 feet, there is 250 SF of office space plus 500 SF of mezzanine space.
202-204 Beech Road	Osceola	6,400 SF			\$169,000	19823484	Richard Hobson	PENDING

Property Name Property Address	City	Acreage	Zoning	Sale Price	Loopnet ID	Broker(s)	Notes
Lot #5 Airport Parkway	Elkhart	2.29	M-1	\$65,000	16664163	Ross Miller, SIOR, Richard Hobson	Located near Elkhart Airport. Well & septic.
Bristol & Adams Street Land	Elkhart	1.38	B-1	\$149,000	16186240	Richard Hobson	1.3776 acres total in two parcels of retail land with frontage on three streets (Adams, Bristol and Conn). Parcels: 157' x 316' (stretching from Conn to Adams along the back of the property) and 63' x 165' along Bristol Street (63 feet of frontage along Bristol). Additional 0.48 acres to the east also available along Bristol for a combined 1.8576 acres available.
Borg Road Land	Elkhart	31.53	M-1	\$22,500/acre	20076210	Brent Miller, SIOR	31.53 acres on Borg Road. Nearest intersection is Borg Road and CR 9. Zoned M-1. Served by municipal water and sewer. 1.5 miles from I-80/90 Toll Road Exit 92 (Elkhart West).
1130 E. Bristol Street	Elkhart	0.48	PUD	\$49,000	18870276	Richard Hobson	Frontage on Bristol & Adams Street. Gas & electric are available. City water & sewer at street. Adjacent to Bristol & Adams Street land for another 1.3776 acres available.
Cassopolis & Johnson Street	Elkhart	10.00	B-3	\$1,500,000	15314060	Ross Miller, SIOR	Property has frontage on five-lane Cassopolis Street/SR 19, as well as on Johnson Street/CR 9. City water & sewer. Stop light is proposed at the property & SR 19.
2200, 2202, 2204 & 2218 Cassopolis Street	Elkhart	8.34	B-3	\$40,000/Acre	19579398	Brent Miller, SIOR Ross Miller, SIOR	This 8.34-acre parcel along busy State Road 19 is just 1/2 mile south of the I-80/90 Toll Road interchange. It is an ideal site for large scale retail. Sewer and water stubbed to the end of entry road. Pylon signage possible along SR 19 at entrance.
CR 6 & Emerson Drive	Elkhart	0.96	B-1	\$199,500	197805	John Letherman, CCIM	Great location on CR 6, west of Cassopolis Street. Across from Wal-Mart Supercenter at signalized corner.
CR 17 & US 20 Bypass	Elkhart	47.00	B-3 PUD	\$2,350,000	4050262	John Letherman, CCIM	<b>PENDING!</b>
Concord Mall Outlot CR 20 & Concord Mall Drive	Elkhart	1.60	PUD	\$150,000	15642450	John Letherman, CCIM	Back on the market! 1.6-acre outlot located on the southern portion of the Concord Mall property. Ideal site for retail development. Great visibility and access. Zoned PUD. 11,452 cars daily (AADT) on County Road 20 (2013).
VL Fieldhouse & 17th Street	Elkhart	8.79	M-1	\$30,000/Acre	19585313	Brent Miller, SIOR	8.79 acres bordered by Fieldhouse on the north and Leininger on the south, along 17th Street. Zoned M-1. Municipal utilities at the site.
NEC Johnson Street & Orange Street	Elkhart	0.30		\$85,000	18444022	Pete Letherman, SIOR, CCIM	This 0.30 acre site is located near SR 19 & Toll Road. Municipal utilities. High traffic counts. Offered at \$80,000
1314 S. Main Street	Elkhart	0.89	B-3	\$25,000	17837247	Brent Miller, SIOR	2 parcels totaling 0.89 acres. 0.71 acres on the corner of S. Main St. & McDonald St. 0.18 acres across the street that could be used for parking. Good frontage. City water & sewer. Taxes: \$735.00. Zoned B-3.
1328 S. Main Street	Elkhart	0.48	M-1	\$35,000	14024814	Ross Miller, SIOR	Price Reduced! Located close to the Indiana Avenue underpass in high visibility location. City water & sewer.
2030 S. Main Street	Elkhart	1.78	M-2	\$650,000	15815827	Brent Miller, SIOR	City water & sewer. Frontage on both Main Street & Lusher Avenue.
Maywell Industrial Park Middleton Run Road	Elkhart	12.76	M-1	\$38,913 to \$45,000 Per Acre	13747645	Ross Miller, SIOR Brent Miller, SIOR	Industrial Park with pond, creek and trees. Phase II completed. Located on Middleton Run Road between SR 120 & CR 14. Quick access to all industrial areas & US 20 Bypass. Only two lots left: Lot 2: 6.81 acres and Lot 3: 5.95 acres.
Middleton Run Road	Elkhart	6.81	M-1	\$265,000	13861530	Ross Miller, SIOR	Located in Maywell Industrial Park. City water & sewer.
815 & 901 Mishawaka Road	Elkhart	31.00	R-3	\$630,000	13984155	Ross Miller, SIOR	Multi-family development site. Land has city water at site w/sewer nearby.
28050 Mishawaka Road	Elkhart	0.45		\$145,000	17549565	Pete Letherman, SIOR, CCIM	98 feet of frontage on Mishawaka Road. High traffic site. Located near State Road 19.
1723 Nappanee Street	Elkhart	0.40	R	\$85,000	20031973	John Letherman, CCIM	0.4 acres of commercial land along busy State Road 19 at Lincolnway East (SR 933). With 82.5 feet of frontage along SR 19. Great retail location. Traffic count: 20,641 AADT (2014).

Property Name	City	Acreage	Zoning	Sale	Loopnet	Broker(s)	Notes
North Point Plaza, Pad B	Elkhart	2.86	B-3	\$165,000	17302235	John Letherman, CCIM	Back on the Market! 2.86 acres at North Pointe Plaza. Tenants at the center include Planet Fitness, Kmart and an indoor miniature golf/laser tag family fun center. High profile exposure to the Indiana Toll Road (I-80/90) at Exit 92. Located near many national hotels and restaurants. Great location for retail development. All utilities to site. Zoned B-3 PUD.
Pine Arbor Drive Land	Elkhart	11.04	PUD B-3	\$495,000	18835428	John Letherman, CCIM	11.04 acres of land in front of the Arbor Lakes Apartment complex on busy US 20 (Toledo Road). Over 1,000 feet of frontage on US 20. Access to property only from Pine Arbor Drive (entrance to apartments).
2735 Prairie Street (CR 9)	Elkhart	2.85	R-5	\$45,000	19913588	Bill Kuhns, SIOR	2.85 acres just south of Hively Avenue. High visibility and close to retail strip mall area.
Reagan Court	Elkhart	13.15	PUD	Call for pricing	15090943, 15871601 16640628, 15871669 16640628, 15090915	Pete Letherman, SIOR, CCIM	Reagan Court is part of a 1,400 acre master-planned mixed-use development conveniently located adjacent to an interchange of the Indiana Toll Road. Located in the expanding northeast quadrant of Elkhart County w/excellent exposure from CR 17. Verizon Smartpark offers fiber-optic connectivity throughout the development. Lot 1: 2.56 acres; Lot 2: 1.97 acres; Lot 3: 1.93 acres; Lot 4: 2.77 acres; Lot 5: 1.90 acres; Lot 7: 2.02 acres.
51530 SR 19	Elkhart	2.22	B-2 B-3		17724481	John Letherman, CCIM	<b>PENDING!</b>
58042 SR 19	Elkhart	15.042	PUD	\$2,900,000	18579187	Ross Miller, SIOR	15.042 acres of great commercial land on the corner of State Road 19 and Charlotte. Zoned PUD. Stoplight access from Charlotte. Seconds from the US 20 Bypass in a growing commercial area.
1675 Toledo Road	Elkhart	1.60	M	\$160,000	19124097	Brent Miller, SIOR	1.6 acres available in this high traffic area. Municipal water and sewer.
1951 Caragana Court	Goshen	1.00		\$162,000	18194315	Richard Hobson	One acre located on the south side of Goshen, near US 33 in growing corridor. Industrial park setting. For sale or build-to-suit opportunity.
CR 27 & CR 38 Land/ Waterford Commons North	Goshen	1.713-acre to 3.497-acre parcels	M-1 PUD	\$99,000 - \$199,500/lot	20069009	Pete Letherman, SIOR, CCIM	Lots zoned M-1 PUD with outside storage permitted. Municipal water and sewer on site: storm sewer available for several lots. Development will include a building owner's association for common area maintenance. Contact broker about build-to-suit opportunities. Great south-side location with multiple industrial lots for sale. Corner of E. Kercher Road and Dierdorff. Fiber optic connectivity available to all lots within the industrial park.
17225 CR 40	Goshen	10.184	M-1	\$49,000/Acre	19305205	Brent Miller, SIOR Richard Hobson	This 10.184-acre parcel of land has been divided into two tracts. Tract 1 contains 6.09 +/- acres with access to Corrie Road on the north end. Tract 2 includes 8.97 +/- acres and real estate shown on the survey completed by Cardinal Point Surveying. There is an existing home on the property. FREE SITE PLAN: Seller will pay for new site plan to be created for future building on land.
919 Plymouth Avenue (NEC Plymouth & Indiana Avenue)	Goshen	0.70		\$395,000	14803650	Pete Letherman, SIOR, CCIM	0.7 acres on corner lot. Ideal location for a financial institution, restaurant or C-Store. Property has 145 feet of frontage on Plymouth Avenue and 185 feet of frontage on Indiana Avenue. Near Goshen Middle School and Black Squirrel Golf Course. Municipal water and sewer on site. Additional land may be available to the north and east. Population within 3-mile radius is 35,875 (2015); Average Household Income within 3-mile radius is \$52,463 (2015).
12409 Adams Road (SR 23)	Granger	6.79	C	\$375,000	19414445	John Letherman, CCIM	6.79 acres with 309 feet of frontage on Bittersweet Trail and 276 feet of frontage on SR 23. Near municipal utilities. Great traffic counts.
52720 & 52730 Grape Road	Granger	0.61 & 0.3	R	\$75,000 each lot	20054935	Pete Letherman, SIOR, CCIM	0.61 acres and 0.3 acres at the corner of Grape Road and Thrush across from the JC Penney Home Store. Great University Park Retail Trade location close to other shopping destinations. Each lot offered at \$75,000.
701 & 723 S. Michigan Street and 701 Cale Street	La Paz	19.02		\$275,000	19958856	Pete Letherman, SIOR, CCIM Scott Griffith	This 19.02 acre property is on the northeast corner of US 6 and S. Michigan Street. 9,774 traffic count on US 6; 8,988 vehicles per day on S. Michigan (2015 figures). Approximately 550 ft of frontage on US 6; 500 ft on S. Michigan.
SR 13 & Toll Road	Middlebury	7.20	A-1	\$112,500	18872571	John Letherman, CCIM	Located at the southeast corner of SR 13 & the Toll Road.
401 Park Place	Mishawaka	1.71	C-1	\$525,000	20089708	Pete Letherman, SIOR, CCIM	1.71 acres on Park Place, just north of Edison Lakes Parkway.
10153 McKinley Highway	Osceola	12.62	R	\$799,000	18527597	Richard Hobson	12.62 acres of commercial land on busy McKinley Highway just west of the county line and Wal-Mart.





Property Name Property Address	City	Building Size	Acreage	Sale Price	Loopnet ID	Broker(s)	Notes
Elkhart Car Wash, 1616 Toledo Road	Elkhart	2,016 SF	0.52	\$79,900.00	coming soon	Brent Miller, SIOR	Elkhart car wash investment opportunity. Convenient location along major thoroughfare. 4 self serve bays with insulated overhead doors on all bays, heated floors, radiant heat in equipment room, RO water purification and softner systems, and all city utilities. All masonry construction. Site features 2,016 SF on 0.52 acres and was built in 1973.
Mishawaka Office Building	Mishawaka	29,378 SF	0.36	\$899,000.00	20190165	Brent Miller, SIOR Scott Griffith	Multi-tenant medical office investment opportunity in the downtown Mishawaka area. Currently the building is approximately 80% occupied. The 2-story building has a full basement with an additional 14,426 SF. This would be a great opportunity for a user/investor with several suites available from 300 SF up to 1,509 SF. Call for details.