

REAL ESTATE LISTING

PROPERTY FOR SALE

**702 GOODWIN PLACE KENDALLVILLE,
INDIANA 46755**



**OFFICE BUILDING CENTRALLY LOCATED IN KENDALLVILLE, INCOME POTENTIAL,
NICE SIZE OFFICES, CONFERENCE ROOM, CENTRAL AIR CONDITIONING,
AND AMPLE PARKING. GREAT FOR A START UP COMPANY.**



LIST PRICE:

\$269,000

LEASE:

\$2,700 PER MONTH TRIPLE NET

TAXES:

\$6,000 PER YEAR

- **Utilities:** water, sewer, gas approximately \$600 per month
- **5 offices on main floor**
- **4 offices in basement**
- **Carpeted**
- **Good location and visibility**



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Hartman • DR20N



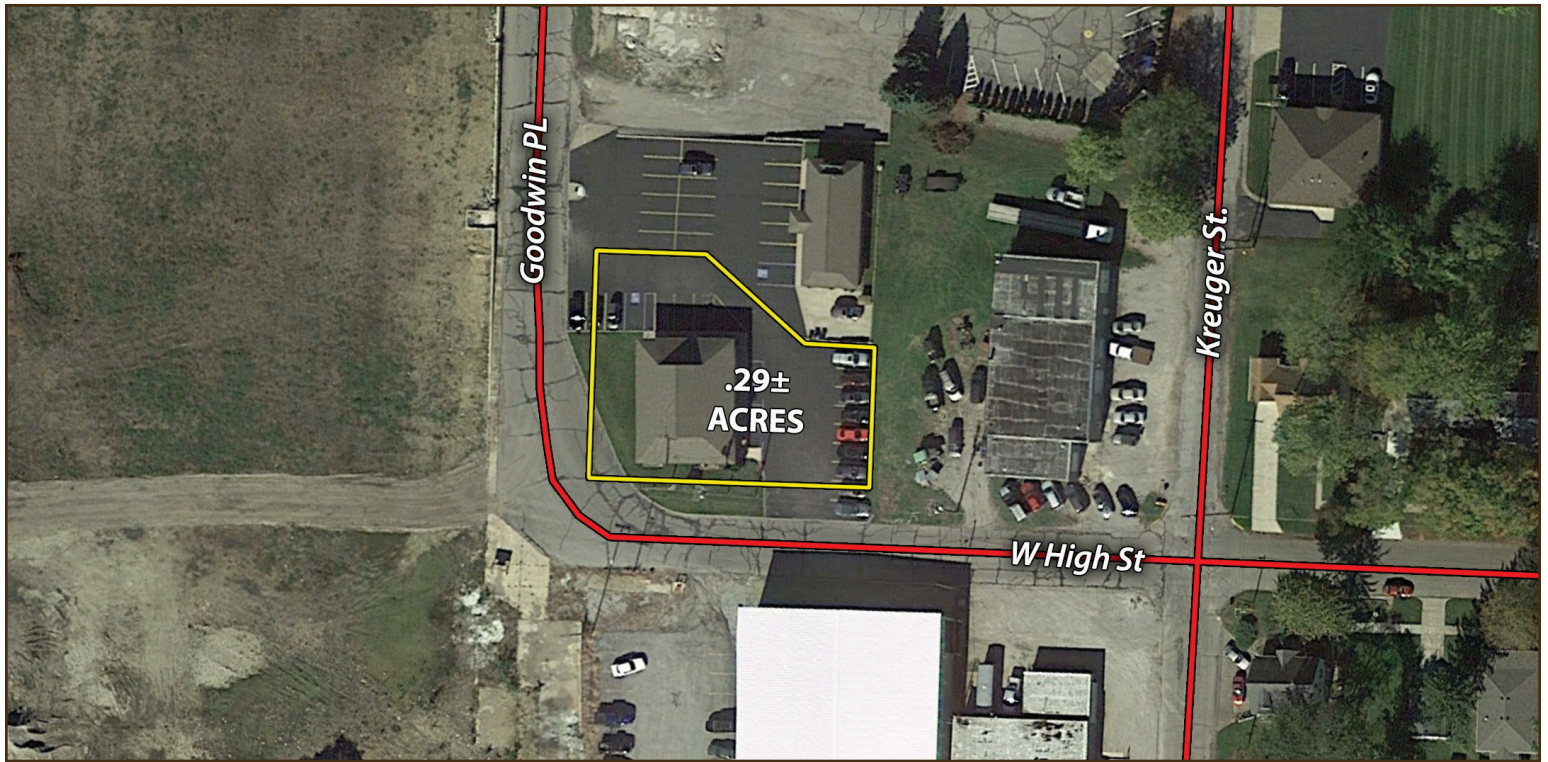
800.451.2709
schraderauction.com/listings

Listing Agent: DEAN RUMMEL
260-343-8511 • dean@schraderauction.com

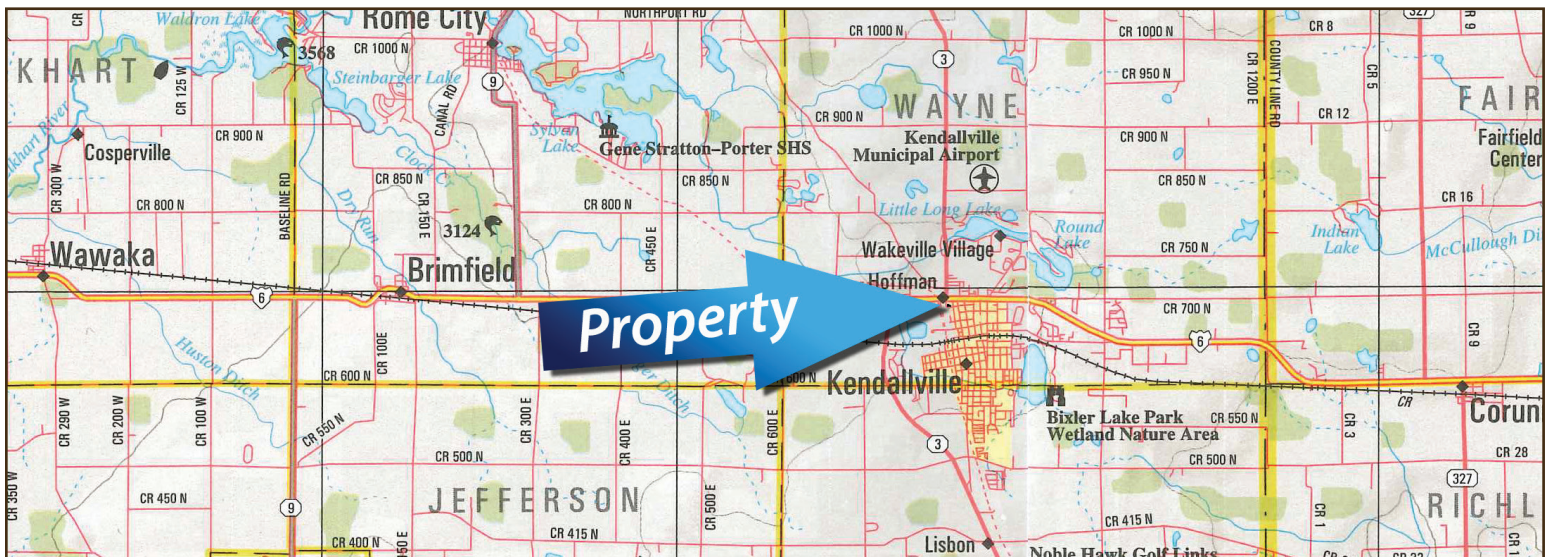
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AERIAL MAP



LOCATION MAP



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