

CONDO OFFICE for sale

**MAIN FLOOR:
1,020 Sq. Ft.**
**SECOND FLOOR:
256 Sq. Ft.**



Here is an opportunity to start a new business at a great location without all the costs of owning an individual property.

\$81,900

Built in 1992, this is a unit that is the second in from an end unit in a condo office/business complex. This unit was leased to a title company.

Property Address: 513 Professional Way, Kendallville, Indiana

Owner: J & G Holding Company LLC

Taxes: \$2,287 per year

Construction: Slab foundation with wood and brick exterior.

Condo Fee Per Month: \$167.00 takes care of outside maintenance, grass mowing, snow removal, etc.

Interior Space and Measurements: Includes a reception and work area, 8' x 12' conference room, 12'x16' office, break room, rest room and utility

room. 1,020 sq. ft on main floor and 256 sq. ft on second floor which is finished with bath room and storage.

Utilities: Kendallville City Utilities, with central heat and air conditioning.

Zoning: C-1B

Tax ID#: 57-07-34-400-129.000-020



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

J & G Holding Company 513 • DR09N

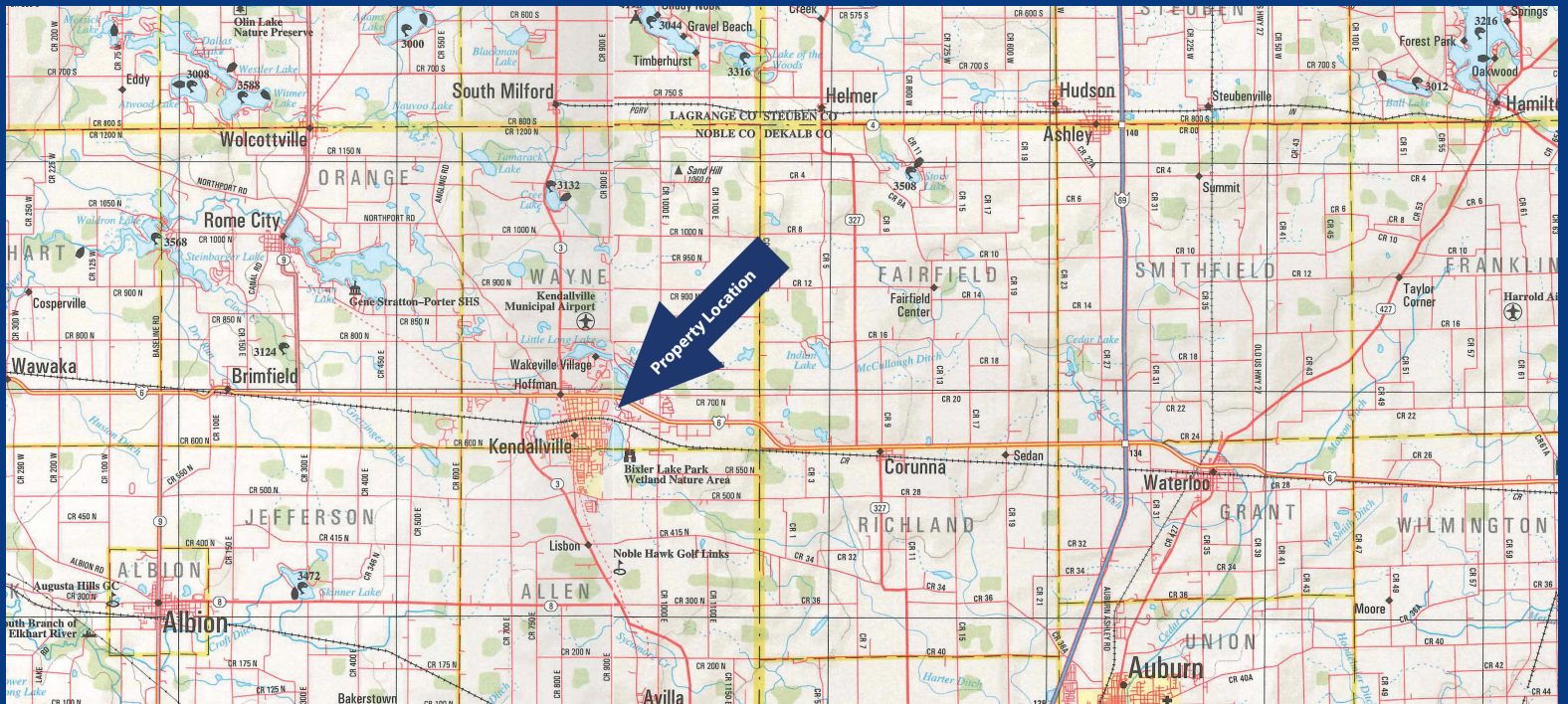
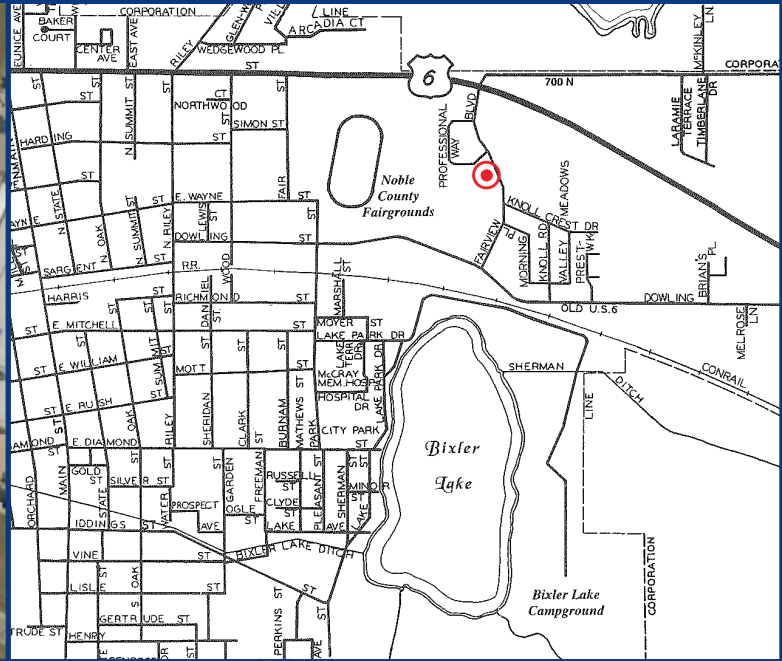


800.451.2709
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Listing Agent: DEAN RUMMEL
260-343-8511 • dean@schraderauction.com

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