

For Sale



Commercial Property

Listing Price: \$875,000

1010 Mill Pond Dr, Greencastle, IN 46135

Lot Size: 0.98± acres
 Building Size: 4,947± sqft (built 2004)
 Parking Lot: 15,180± sqft
 Cap Rate: 8.776%

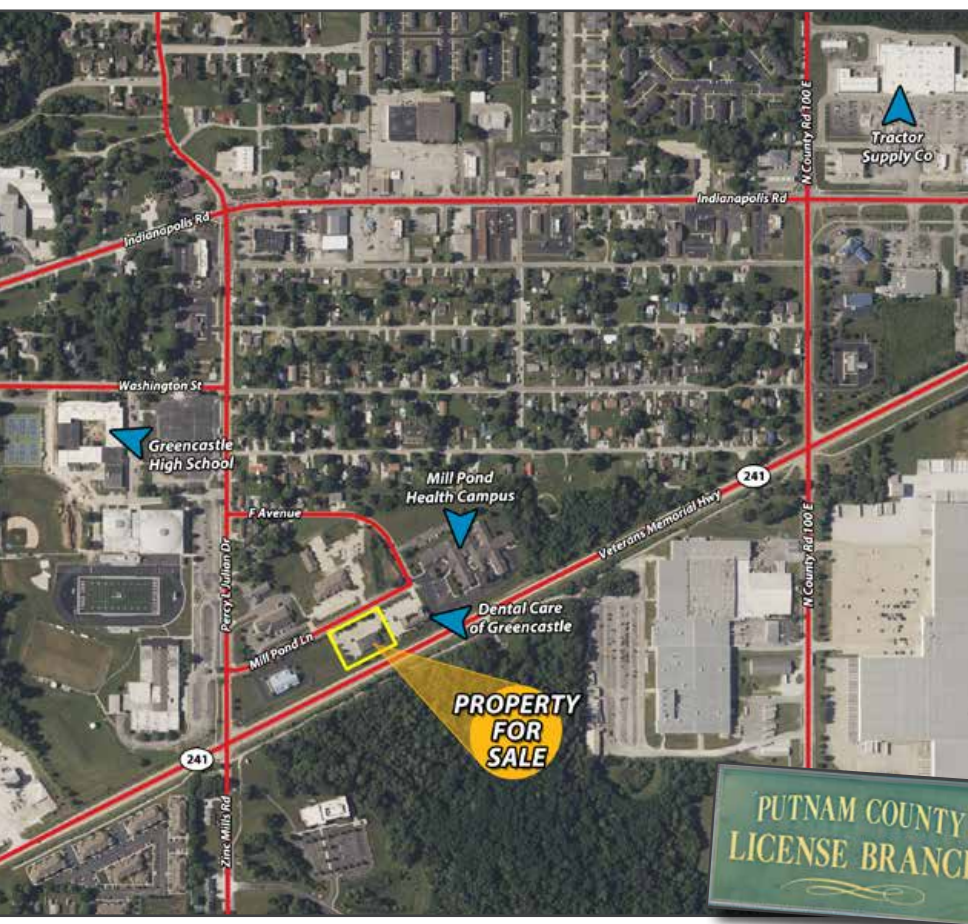
- **Commercial Building**
- **Long Term Tenant**
- **8+% Return**

PROPERTY DETAILS:

Outstanding opportunity to acquire a commercial property in Greencastle, IN with a proven long-term tenant. This site has been home to the Indiana Bureau of Motor Vehicles for more than 20 years under a favorable lease, ensuring minimal landlord responsibilities. With the current tenant there are no real estate taxes on the property.

The property spans 0.98± acres and includes a 4,947± sq ft building, built in 2004, along with a 15,180± sq ft parking lot providing ample customer convenience. The location is excellent — situated in Greencastle Township, just east of Greencastle High School. With easy access from Veterans Memorial Highway (US-231) via Mill Pond Drive, the site benefits from both visibility and accessibility.

With a strong, creditworthy tenant and reliable cash flow, this property is an ideal choice for investors looking for secure, long-term income in a community-centered market.



**PUTNAM COUNTY
LICENSE BRANCH**



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

J PROPERTIES LLC (HJ01P)

SCHRADER
 Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com/listings

LISTING AGENT:
 Hale Jordan • (260) 229-1161
hale@schraderauction.com

For Sale

Putnam County, IN

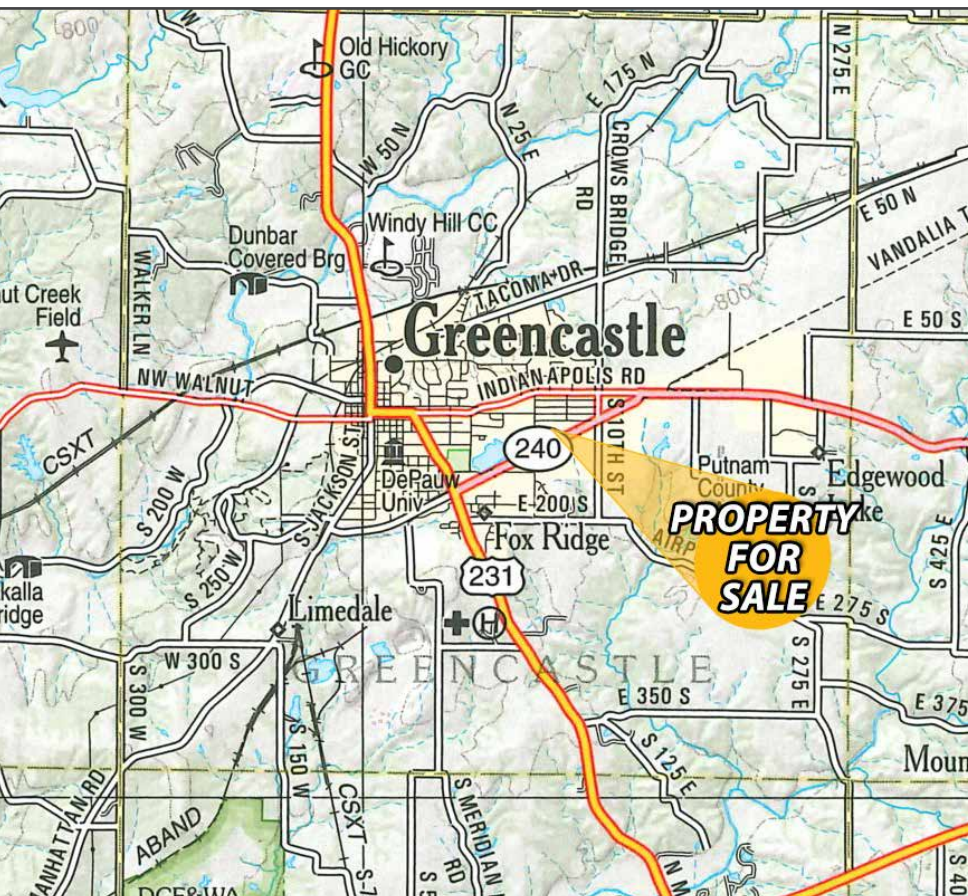
Commercial Property

Listing Price: **\$875,000**

1010 Mill Pond Dr, Greencastle, IN 46135

Lot Size: 0.98± acres
Building Size: 4,947± sqft (built 2004)
Parking Lot: 15,180± sqft
Cap Rate: 8.776%

- **Commercial Building**
- **Long Term Tenant**
- **8+% Return**



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

J PROPERTIES LLC (HJ01P)

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com/listings

LISTING AGENT:
Hale Jordan • (260) 229-1161
hale@schraderauction.com