

Sale Name: 6,142sqft Modern Commercial Building with 5 Rental Units including 1 lease

LOT 1 - 2379 N. Main St., Bluffton, IN 46714



Description

****Auction Opportunity: Prime Commercial Building in Bluffton****

Discover a fantastic investment opportunity with this modern commercial building built in 2019 and offering over 6,100 sq. ft. of versatile space. Designed to accommodate up to 5 rental units, this property currently includes a tenant under a 4-year lease generating over \$29,000 annually with scheduled rent increases.

KEY FEATURES INCLUDE:

****5 Rental Units**:** Four office suites and a unique 600 sq. ft. heated garage featuring a 26' high ceiling and a 16' x 12' overhead door.

****Independently Controlled Heating and Cooling**:** Each unit has its own high-efficiency gas furnace, allowing tenants to manage their comfort.

****Expansion Potential**:** Additional land is available for future growth on-site, offering exciting options for developers.

****Prime Location**:** Situated St. Rd. 1 on Bluffton's main north-side traffic corridor, with excellent visibility near Lowes, ensuring maximum exposure.

****Originally Listed at \$789,000: Starting bid at \$300,000, presenting a tremendous investment opportunity.**

This property is in impeccable condition and poised to offer solid income potential. Don't miss this chance to bid on a premium asset with growth opportunities!

Quantity: 1



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