STURGES PROPERTY GROUP

Angola Retail Building

2405 N 200 W
Angola, IN 46703



Retail Building For Lease

2405 N 200 W is a freestanding building of about 1,720 SF on N 200 W, just north of Angola. It most recently operated as The Social Ice Cream Co. The building sits next to Caruso's Restaurant and shares a large, newly striped parking lot with it, so there's plenty of customer parking and the site is easy to see from the road. The layout already works for food service, and it would also suit a café, bakery, retail shop, office or service business. It's offered for lease at $1,900/mo Gross for a 3–5+ year term.

Property Highlights

- Freestanding building with monument sign frontage on N 200 W
- Former ice cream shop, a natural fit for food, retail, or service users
- Large shared paved parking lot with Caruso's Restaurant next door
- Steady traffic from lake residents, seasonal visitors, and Trine University
- Located north of downtown Angola, I-69, and Trine University
- **FOR LEASE: $1,900/MO GROSS**

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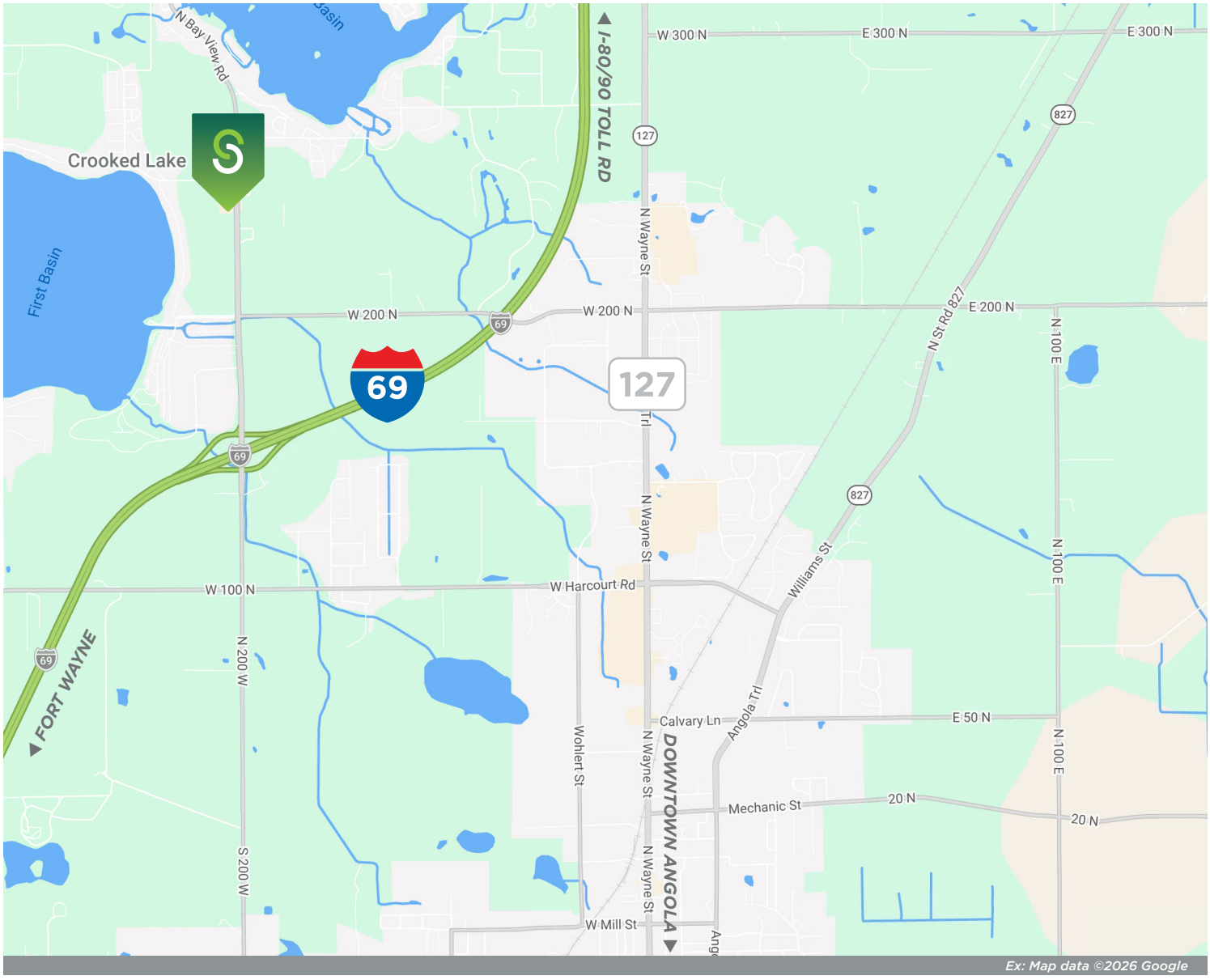
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Angola Lake Country

The property is on N 200 W just north of Angola, in the heart of Steuben County's lake country. The corridor links downtown Angola and Trine University with the residential and vacation areas around nearby lakes, and the population climbs in the summer. Caruso's, a long-established local restaurant, is next door and already brings in regular customers. Pokagon State Park, downtown Angola, I-69 and the Indiana Toll Road (I-80/90) are all a short drive away, so the site is easy to reach from northeast Indiana, southern Michigan and northwest Ohio.

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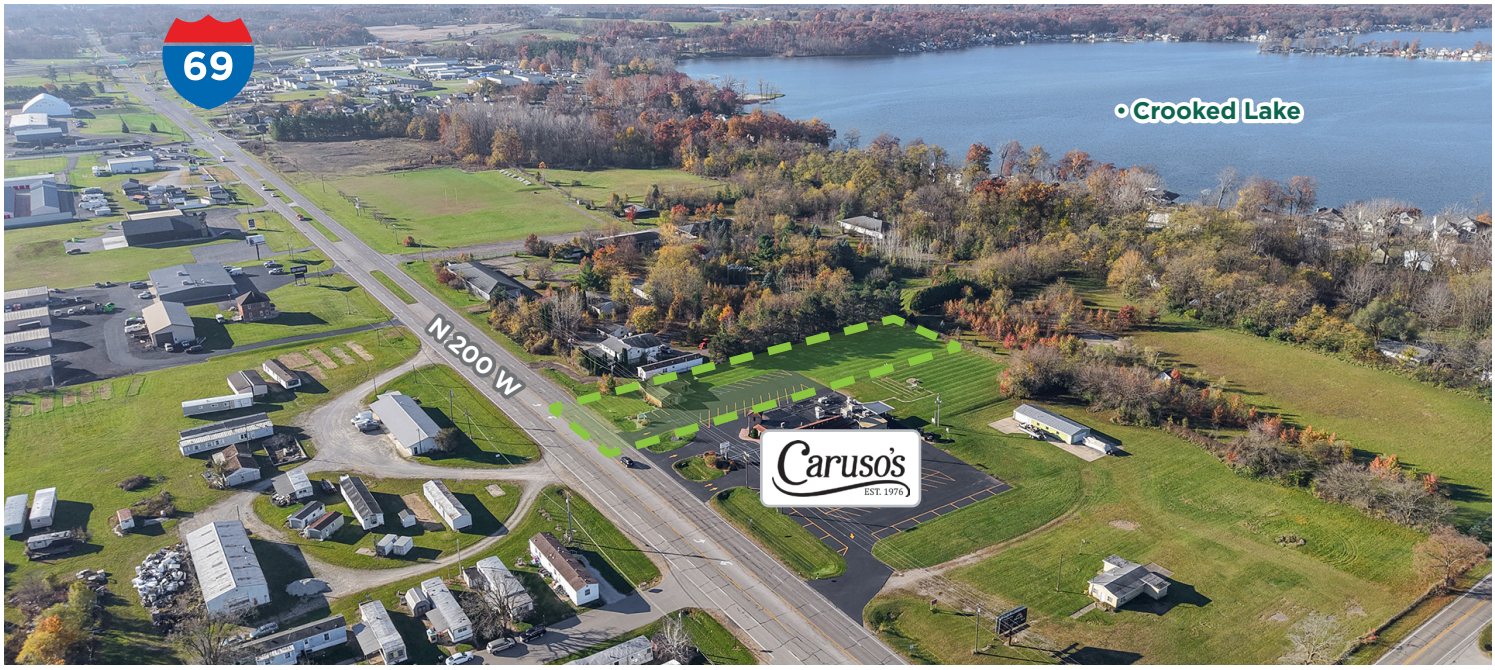
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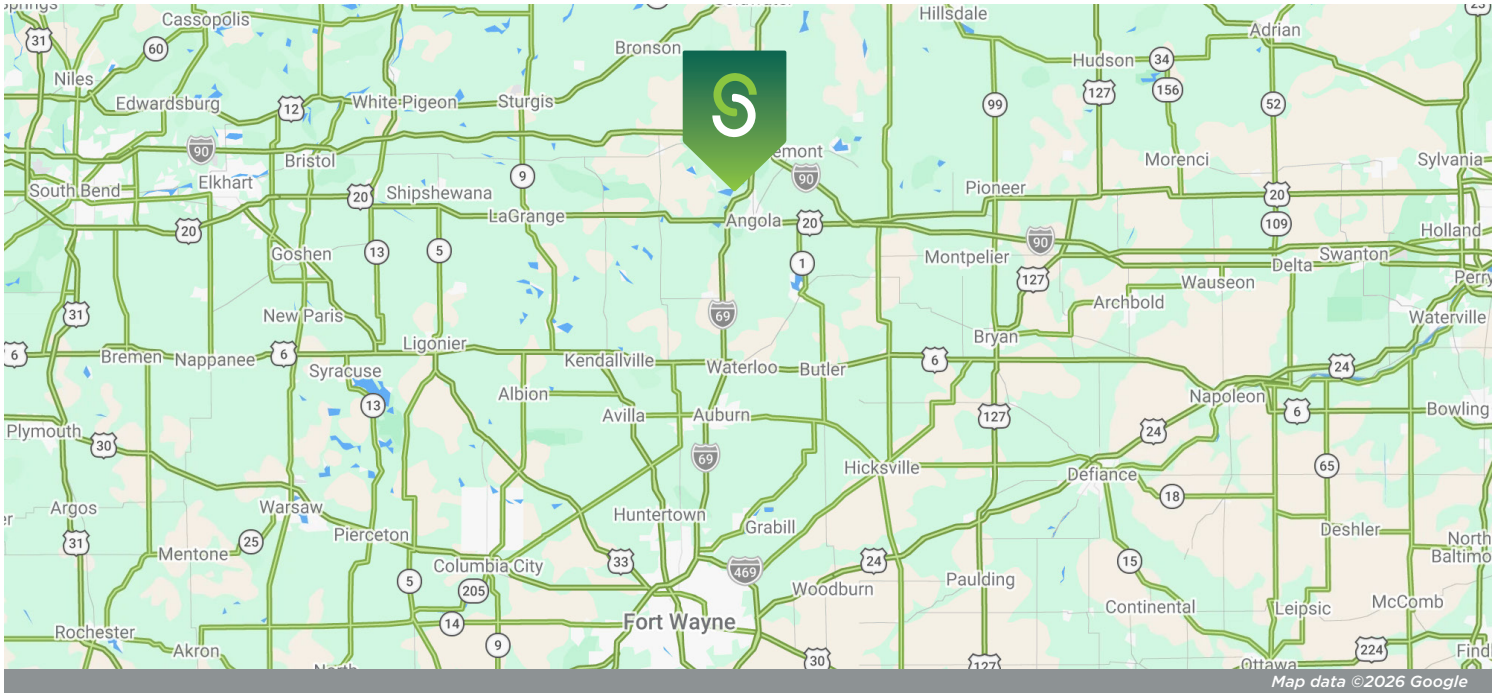
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PROPERTY INFORMATION

Address	2405 N 200 W
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-09-000-016.000-011

LEASE INFORMATION

Lease Rate & Type	$1,900/mo Gross
Terms	3 - 5 years
Availability	Immediate

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Residual waste

SITE DATA

Site Acreage	1 acre
Zoning & Description	LB - Local Business
Nearest Interstate	I-69, 0.8 miles
Traffic Count	7,000+ (CR 200)

ADDITIONAL INFORMATION

- Located on CR 200, just north of I-69
- High lake traffic, adjacent to busy restaurant
- Ideal for ice cream shop, bakery, boutique retail, or professional office use

RESPONSIBLE PARTIES

Utilities	Tenant (Gas + Electric)
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Retail/commercial
Year Built	1970
# of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Yes
A/C	Yes
Sprinkler	No
Signage	Monument

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