

## Then & Now Antiques

200 W Maumee Street  
Angola, IN 46703



COMMERCIAL

FOR SALE

## Historic Building Near Downtown Plaza

Discover the historic charm of 200 W Maumee St in Angola, Indiana. This impressive brick building, spanning over 30,000 SF with 14-foot ceilings, offers three levels of versatile space.

One block from Angola's downtown plaza, The Mound, this property includes rear parking and comes with the established business "Then & Now Antiques", which operates as a turnkey business and includes all fixtures. The second floor features a spacious apartment with a private entrance, full kitchen, bathroom, and bedroom—ideal for living or rental income. With its original wood flooring and historic appeal, this property presents a unique opportunity to own a piece of Angola's heritage.

## Property Highlights

- ▶ 33,476 SF
- ▶ Open concept
- ▶ 2 open floors, plus attic and basement
- ▶ Small parking lot with 6 spaces included
- ▶ One of the largest buildings near the city center
- ▶ **FOR SALE - \$400,000**

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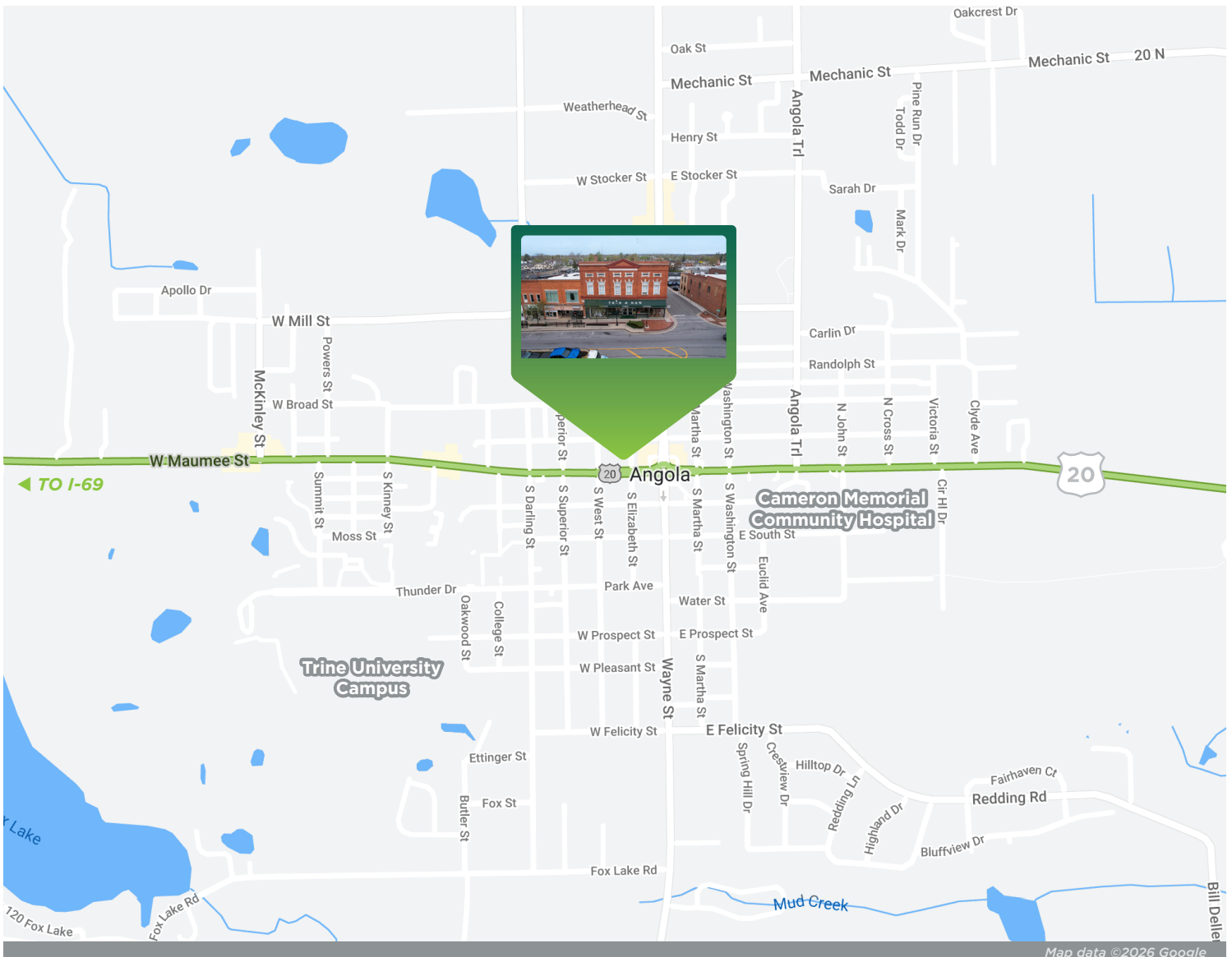
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### Excellent Location

200 W Maumee Street is centrally located in downtown Angola, Indiana along the main historic corridor. The corner lot at Maumee Street and Elizabeth Street has excellent visibility and is a short drive from I-69, state parks, and Trine University. This building is one block east of the historic downtown plaza, known locally as The Mound, and is within walking distance of local shops and dining, providing steady foot traffic and community engagement.

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### Site Plan



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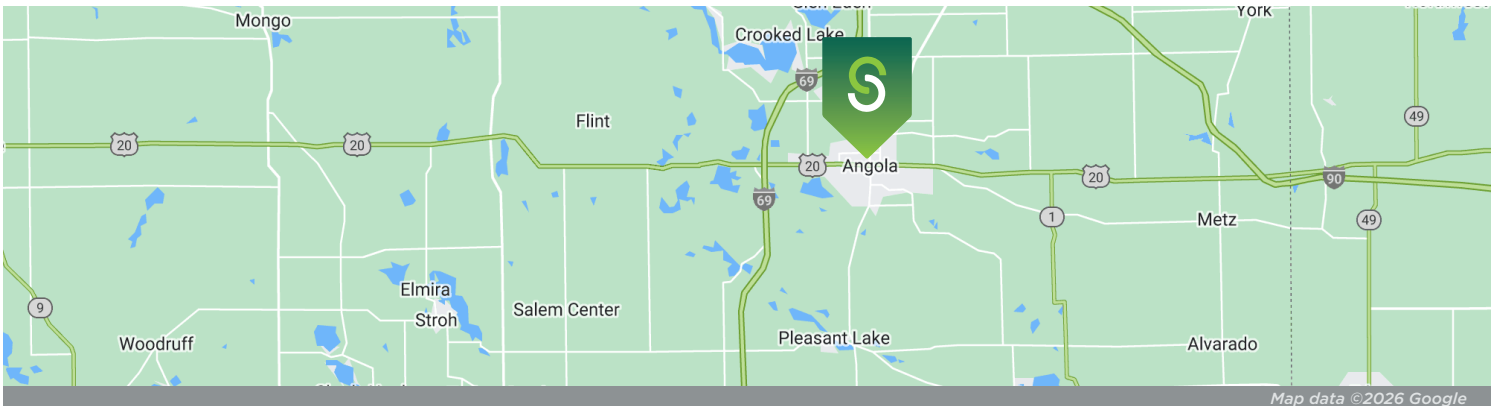
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### PROPERTY INFORMATION

Address	200 W Maumee Street
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	Main Building - 76-06-26-311-601.000-012 Back Lot - 76-06-26-244-301.000-012
2023 Tax/Payable 2024	\$7,290.66



### SALE INFORMATION

Price	\$400,000
Terms	Cash at close

### SITE DATA

Site Acreage	0.34 AC
Zoning & Description	DC - Downtown Corridor
Number of Parcels	2
Parking	6 space lot behind included & street parking
Nearest Interstate	I-69, 2.6 miles
Traffic Count	10,838 VPD

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Angola
High Speed Data	Available

### BUILDING INFORMATION

Property Type	Commercial/Retail
Total Area SF	33,476 SF
Occupancy Rate	100% (owner occupied)
Year Built	Circa 1900
Year Renovated	1975
# of Stories	3
Construction Type	Wood, brick
Roof	Membrane
Ceiling Height	1 <sup>st</sup> & 2 <sup>nd</sup> floor - 14' Basement - 8'
Heating	Natural Gas/Electric
A/C	Central Air
Sprinkler	No
Security	Interior cameras
Restrooms	3
Signage	Storefront, façade

### ADDITIONAL INFORMATION

- One of the largest buildings near Angola's downtown plaza, known locally as The Mound.
- Open concept for versatile uses.
- Six rear parking spaces included. Street parking also available.
- Great vehicular and foot traffic.

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