STURGES PROPERTY GROUP

Goshen Commercial Office/Retail

1010 E Monroe Street
Goshen, IN 46528



Newly Remodeled Office/Retail Space

1010 E Monroe Street is a single-tenant office/retail building formerly used as a bank training center. The property includes three private offices, a reception area, a former teller training station, a secure vault, and one full restroom. The paved parking lot provides 24 parking spaces. Originally built in 1965, the building was extensively remodeled in 2025 for use as an insurance office and is in excellent condition. Recent improvements include updated interior finishes, new signage, and parking lot improvements.

Property Highlights

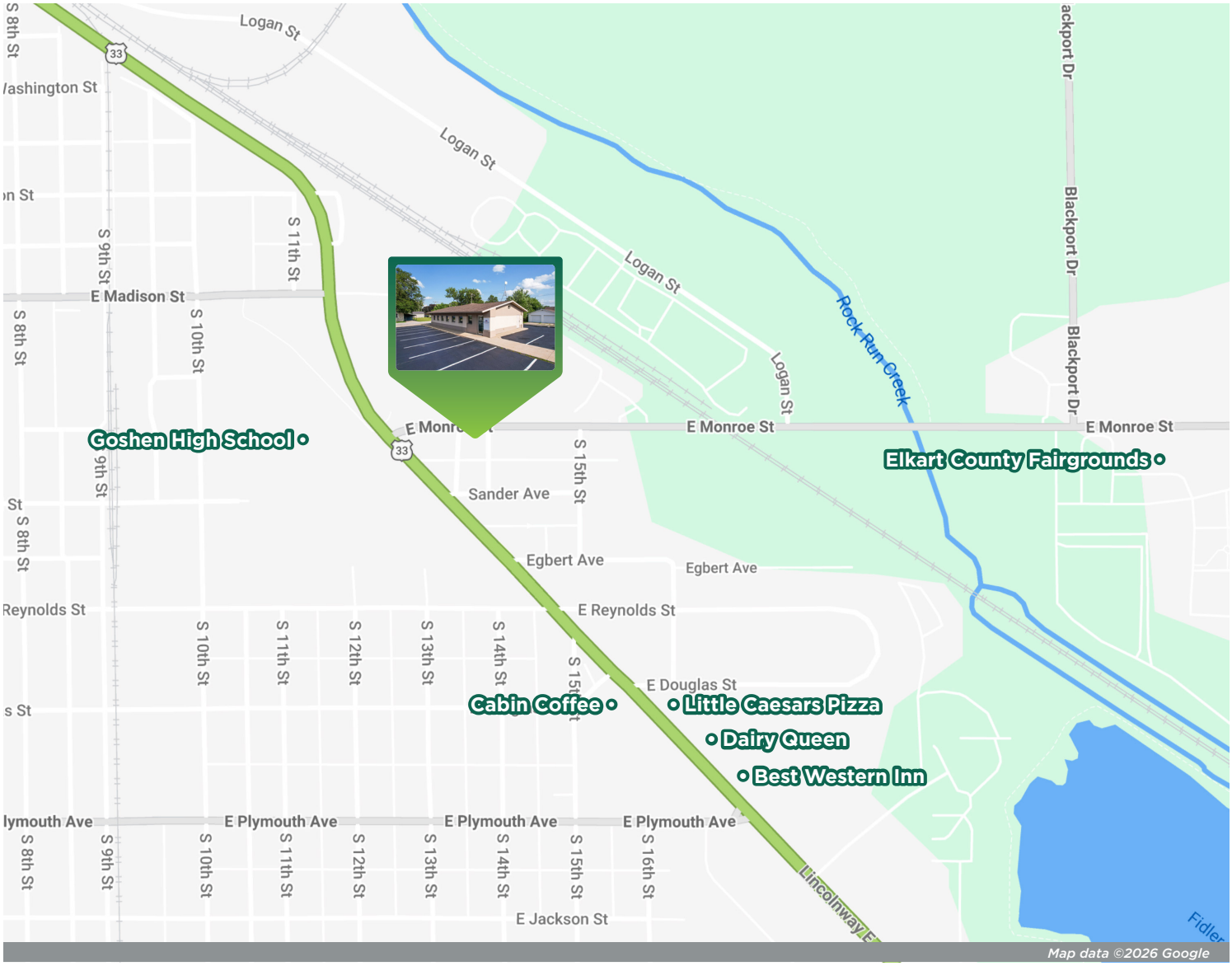
- 1,637 SF available
- Recently remodeled single tenant building
- Located in Goshen's Central Business District
- Ample parking with over 20 parking spaces
- Remodeled in 2025
- Highly visible with monument and façade signage
- **FOR SALE: $199,999**
- **FOR LEASE: $13.50/SF/Yr NNN**

ROBERT DOYLE
Broker
260 424 8448
robert.doyle@sturgespg.com

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Excellent Location

This property offers an excellent location with prominent frontage and convenient access near the signalized intersection of Lincolnway East (US 33). Situated just east of Goshen High School and west of the Elkhart County Fairgrounds, the site benefits from strong visibility and consistent traffic. Located within the Central Business District, the property supports a broad range of potential uses, including retail, service, office, and cultural establishments. The B2 zoning designation further enhances its versatility by allowing a wide variety of permitted commercial uses.

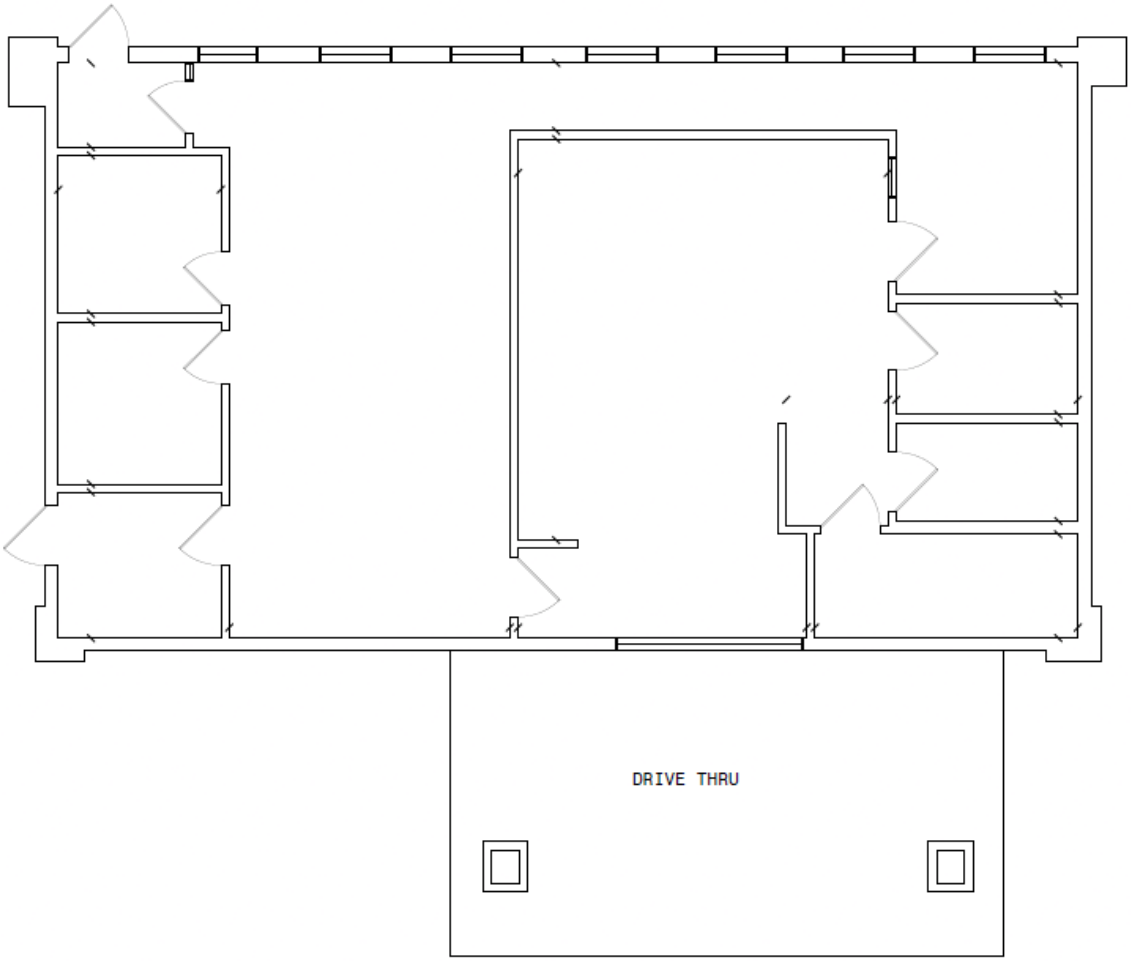
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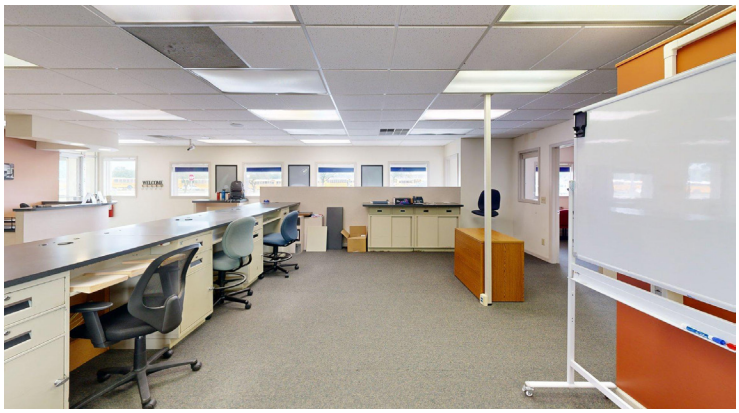
Goshen Commercial Office/Retail

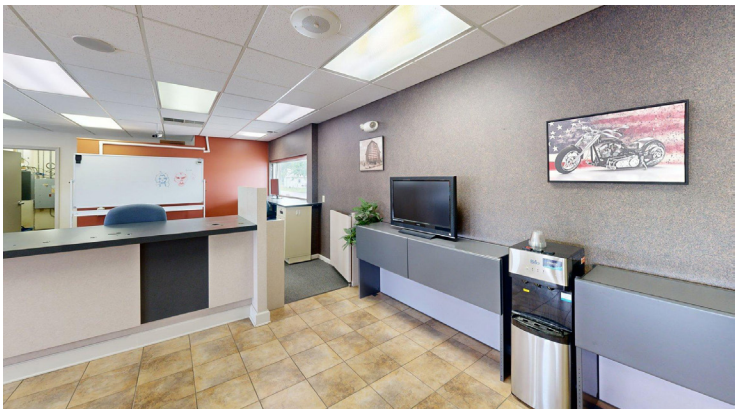
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Unit Available - 1,637 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.





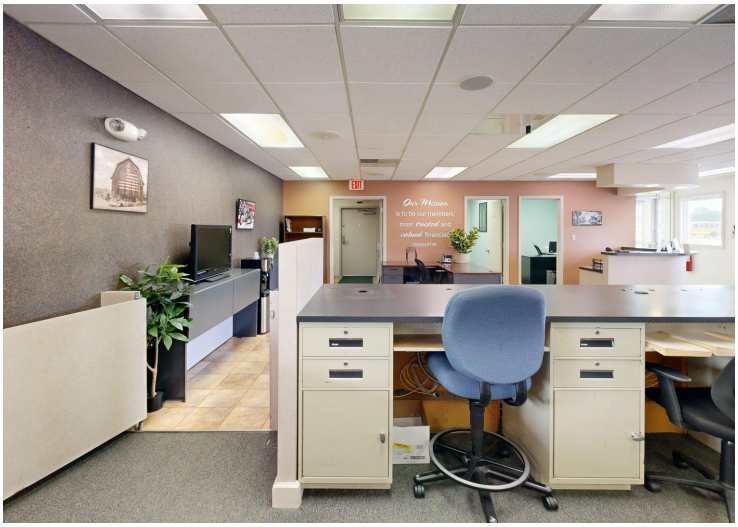
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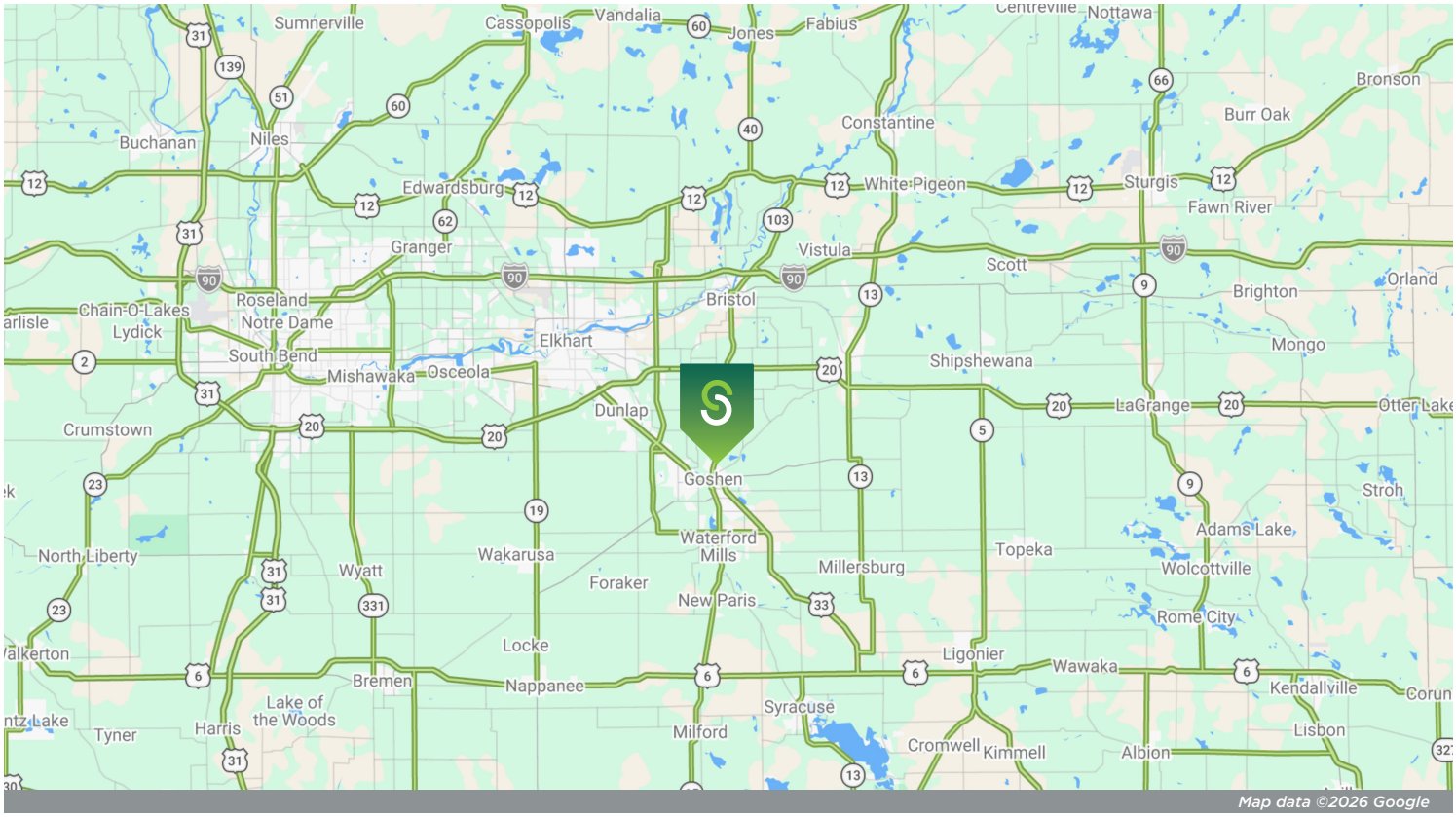
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PROPERTY INFORMATION

Address	1010 E Monroe Street
City, State, Zip	Goshen, IN 46528
County	Elkhart
Township	Elkhart
Parcel Number	20-11-15-127-006.000-015
2025 Tax/Payable 2026	$4,825.66



SALE INFORMATION

Price	$199,999
Terms	As-Is Cash at Closing

LEASE INFORMATION

Lease Rate & Type	$13.50/SF/Yr NNN
Terms	3 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	1,637 SF	
Total Available	1,637 RSF	
Max Contiguous	1,637 RSF	
Unit Available	RSF	Monthly Rate
• 1010	1,637	$1,841.63

SITE DATA

Site Acreage	0.33 AC
Zoning & Description	B2 - Central Business
Parking Count	24
Parking Description	Paved
Cross Streets	Lincolnway

BUILDING INFORMATION

Property Type	Office/Retail
Total Area SF	1,637
Vacant SF	1,637
Occupancy Rate	Vacant
Year Built	1965
Renovated	2025
Construction Type	Stucco
Roof	Shingle
Heating	Forced Air
A/C	Central Air
# of Floors	1
ADA Compliant	Yes
Security	Security System and Lights
Restrooms	1
Floor Coverings	Tile and Carpet

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Goshen
High Speed Data	Comcast

ADDITIONAL INFORMATION

- Recently remodeled single tenant building
- Located in Central Business District
- Ample parking with 20 plus parking spaces
- Highly visible with monument and façade signage

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