



## Albion Development Land

4010 N SR 9  
Albion, IN 46701



## Development Land For Sale In Albion

Commercial development opportunity now available on the north side of Albion, Indiana, with good frontage and visibility along SR 9. The offering includes two parcels that may be purchased together or separately. Lot 1 consists of 1.8 acres and currently has an existing 8,200 SF metal building. It is well-suited for a gas station, convenience store, quick-service restaurant, or other high-visibility commercial use. Lot 2 offers 12.5 divisible acres, providing an excellent opportunity for self-storage, commercial, or future development. Both parcels are currently zoned A – Agricultural.

## Property Highlights

### ▶ LOT 1: \$387,000

- ▶ Ideal for gas station, convenience store, or quick-service restaurant
- ▶ 1.8 AC

### ▶ LOT 2: UNPRICED; CONTACT BROKER

- ▶ Ideal for self-storage units
- ▶ 12.5 AC

#### IAN SMITH

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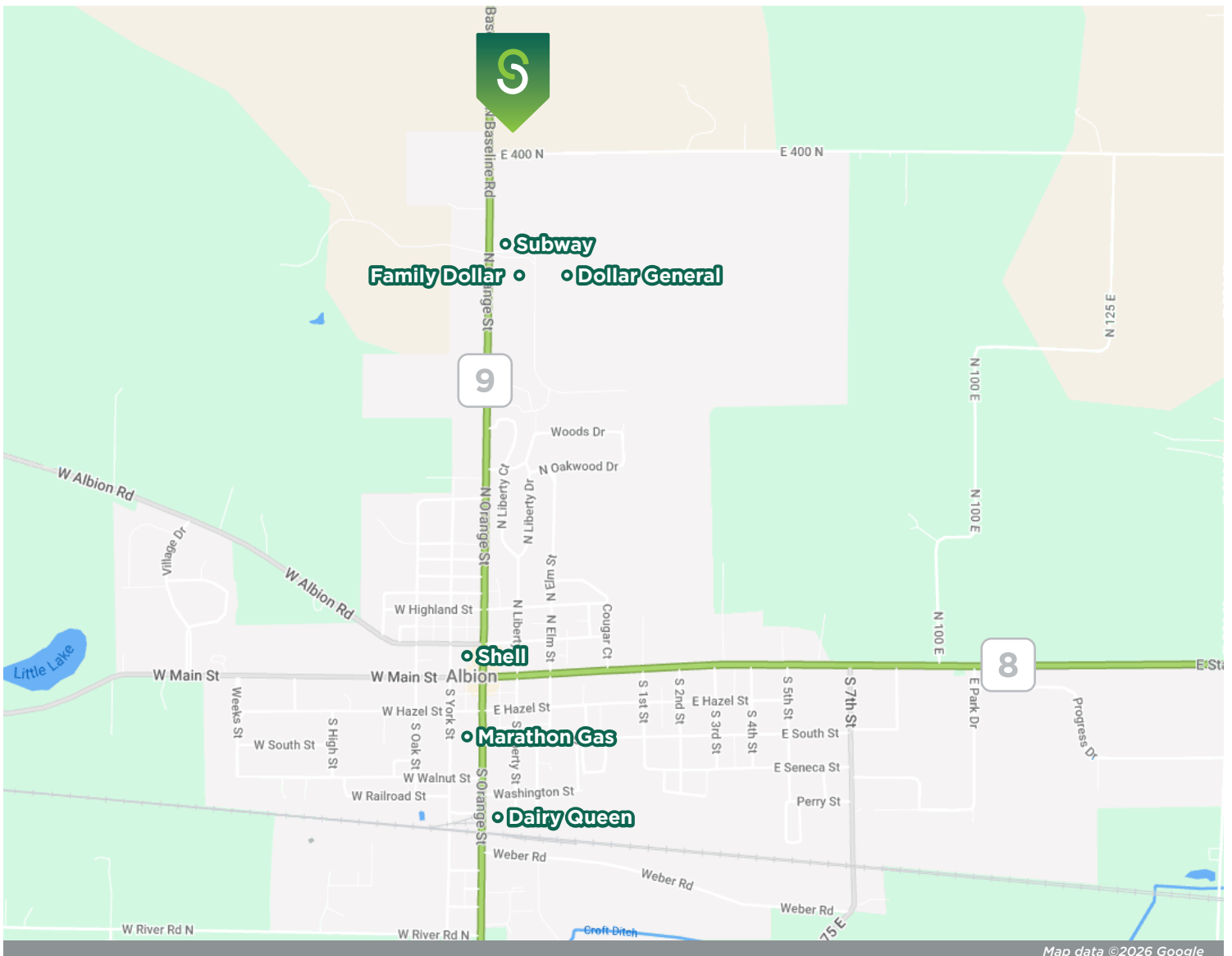
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### Excellent Location

This property on SR 9 in Albion offers great visibility in the center of Noble County. Albion serves as the county seat of Noble County and continues to see steady residential growth, a diverse manufacturing base, and ongoing investment. SR 9 is a primary north-south corridor connecting Albion to Kendallville, Huntington, and Fort Wayne.

Albion offers a small-town quality of life and good accessibility to all of Northeast Indiana. Noble County continues to focus on expanding housing opportunities, updating development regulations, and supporting responsible commercial growth.

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### PROPERTY INFORMATION

Address	4010 N SR 9
City, State, Zip	Albion, IN 46701
County	Noble
Township	Jefferson
Parcel Number	57-12-07-300-002.000-008 57-12-07-300-010.000-008
2025 Tax/Payable 2026	\$1,267.46



### SALE INFORMATION

Price	\$387,000
Terms	Cash at close

### SITE DATA

Site Acreage	14.3
Zoning & Description	A - Agricultural
Traffic Count	5,015 VPD - SR 9

### AVAILABLE LOTS

Lot Number	Size	Total
• 1	1.8 AC	\$387,000
• 2	12.5 AC	Unpriced

### UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas Provider	Indiana Michigan Power
Water & Sewer Provider	City of Albion

### ADDITIONAL INFORMATION

- 2 parcels ready for development
- Ideal for gas station, convenience store, or QSR use

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