



Auburn Office Land

South Grandstaff Drive

Auburn, IN 46706



Land For Sale in Popular Office Park

Auburn Professional Village is located on South Grandstaff Drive in Auburn, Indiana, and has two land tracts currently available. All utilities have been brought to the sites and they are primed and ready for development. The owner's association limits possible uses to office and medical users. The site is conveniently located between I-69 and downtown Auburn.

Property Highlights

- ▶ Two lots for sale
 - ▷ 0.45 AC per lot
- ▶ Parking shared with association
- ▶ Ready for development
- ▶ Zoned C2
- ▶ **FOR SALE: \$99,999 per lot**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

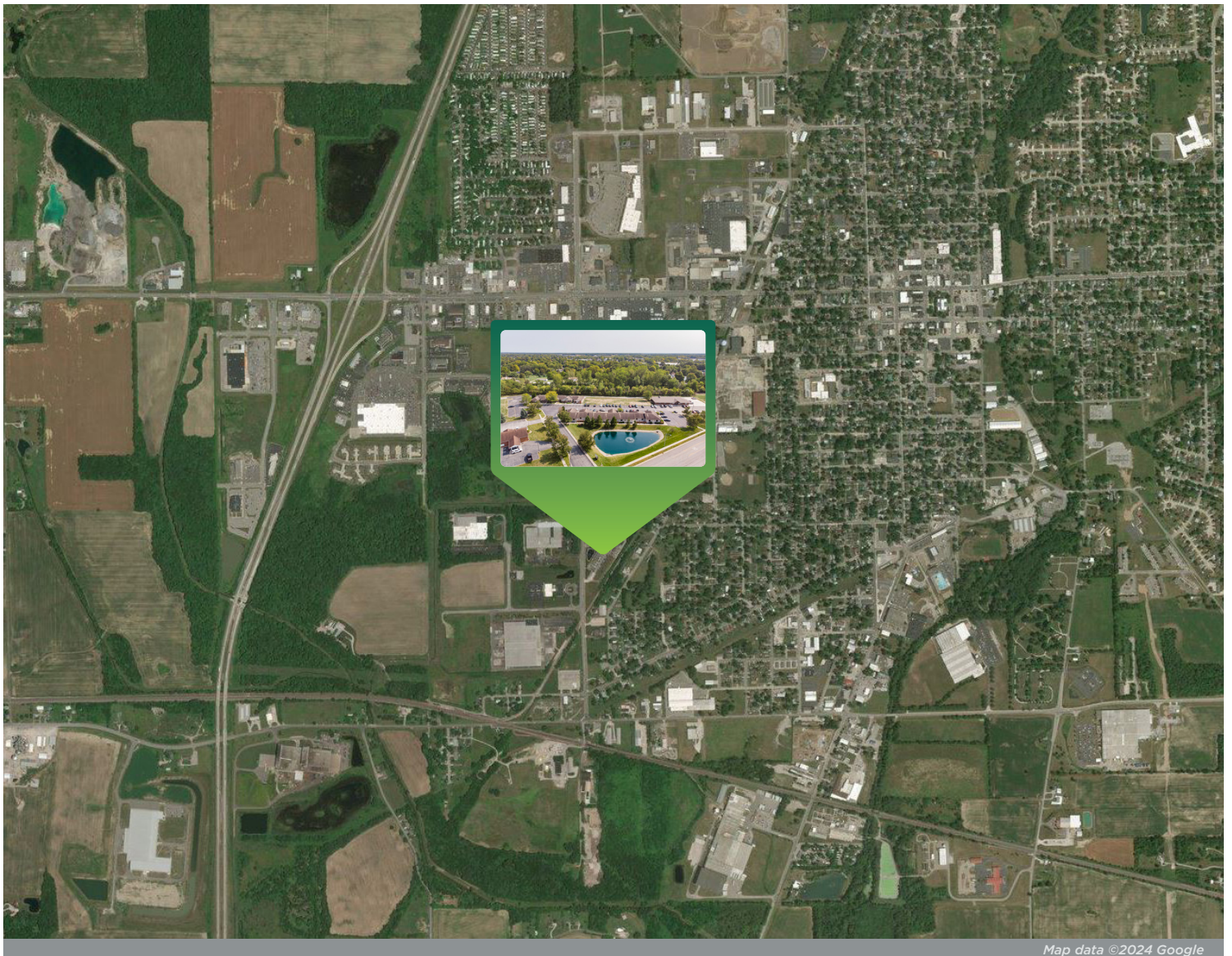
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



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Excellent Location

Auburn Professional Village is home to well-established tenants such as Auburn BMW, Fort Financial Credit Union, and other creative, medical, and financial professionals. The available land tracts are just one mile from I-69 and downtown Auburn.

Auburn is a city located in DeKalb County, Indiana. It is 20 miles north of Fort Wayne. The city has undergone many recent revitalization efforts in its downtown and surrounding areas to increase visibility and sustainability efforts.

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Site Plan

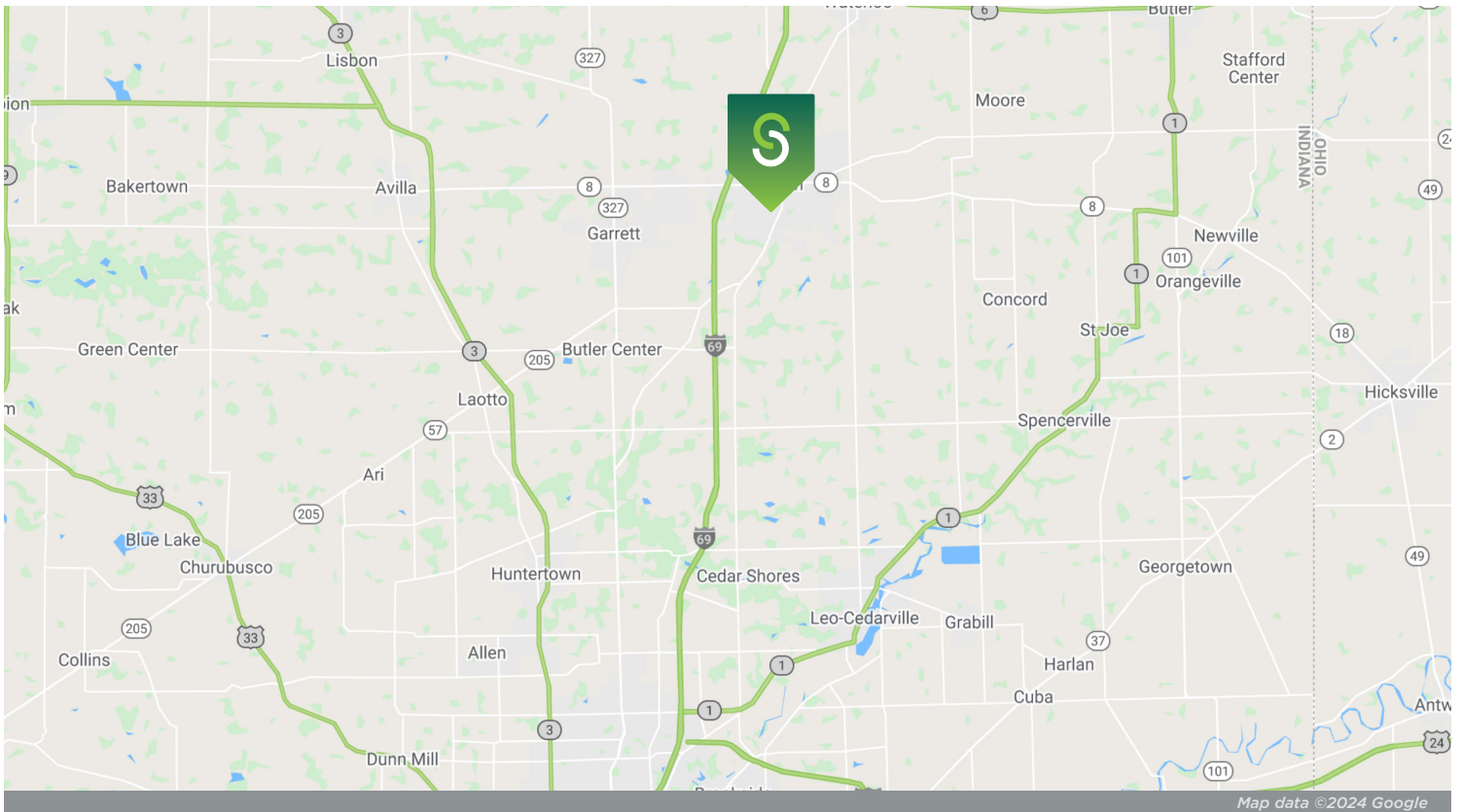


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PROPERTY INFORMATION

Address	South Grandstaff Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Union
Parcel Number	17-06-31-401-016.000-025



SALE INFORMATION

Price	\$99,999 per lot
Terms	Cash at close

SITE DATA

Site Acreage	2 parcels of 0.45 AC
Zoning & Description	C2 - General Commercial
Nearest Interstate	I-69 - 1 mile
Traffic Count	9,800 VPD

AVAILABLE LOTS

Lot Number	Size	Total
• 1	0.45 AC	\$99,999
• 2	0.45 AC	\$99,999

UTILITIES

Electric Provider	City of Auburn
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Auburn

ADDITIONAL INFORMATION

- Ready for development
- Shared parking with association
- Perfect for office or medical use

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Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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SturgesProperty.com



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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