



Pleasant Lake Land

4670 S Old 27

Pleasant Lake, IN 46779



1.5 Acres For Sale in Pleasant Lake

Land for sale ready for commercial development on Pleasant Lake's main thoroughfare, S Old 27. This 1.5-acre parcel is adjacent to a Marathon gas station and neighboring established self-storage facilities and would be perfect for a convenience store or other retail use. This location provides good access to the rest of the town of Pleasant Lake, and is about 6.8 miles from the nearest I-69 on-ramp.

Property Highlights

- ▶ 1.5 acres ready for commercial development
- ▶ Zoned GB
- ▶ Adjacent to Marathon Gas and self-storage units in Pleasant Lake
- ▶ **FOR SALE: \$190,000**

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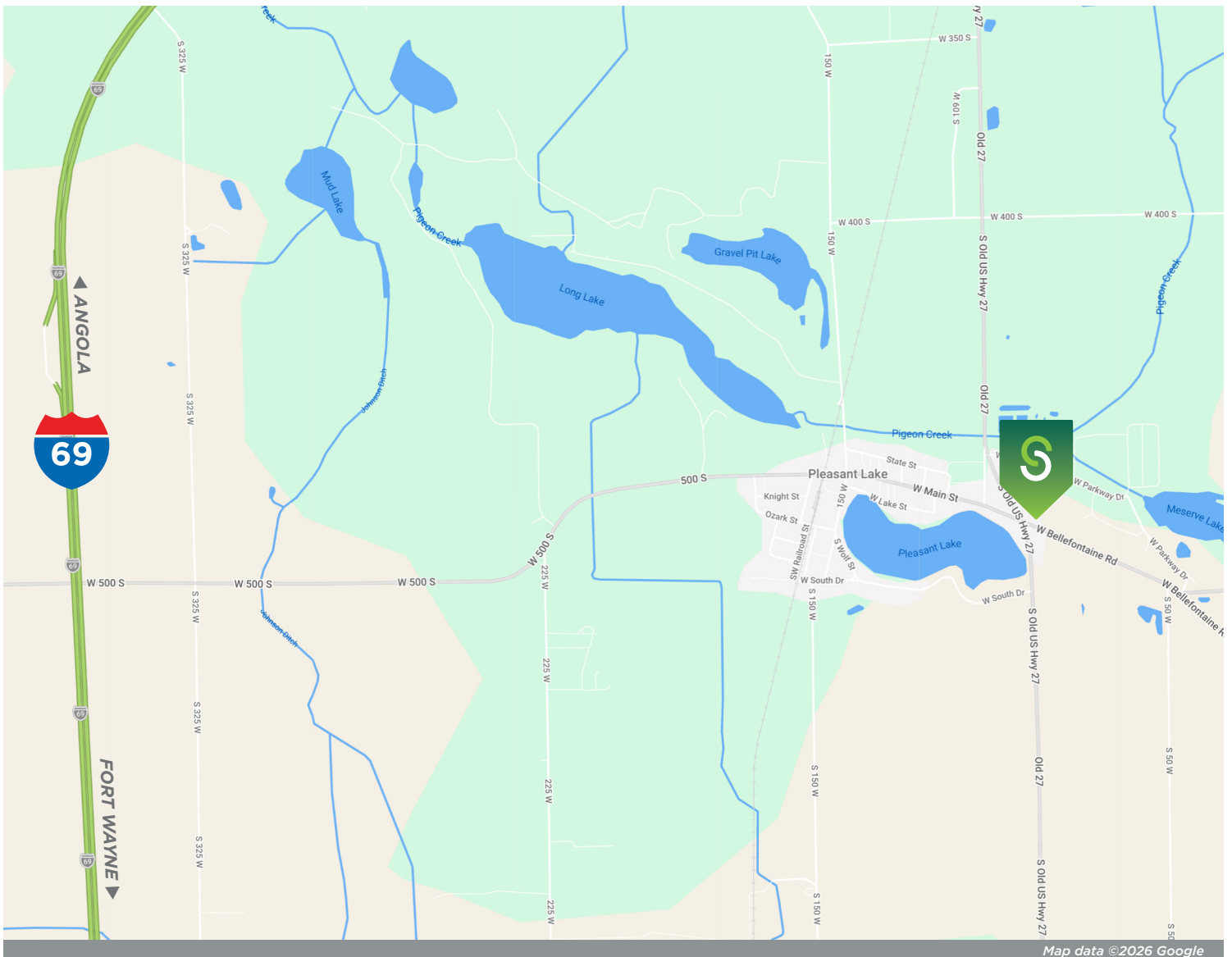
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Excellent Location

Pleasant Lake is located south of Angola in Northeast Indiana. It is a growing lakeside community in Steuben County about 12 miles to the Ohio border and 14 miles to the Michigan border. Pleasant Lake is known for its recreational amenities and proximity to several popular lakes and outdoor destinations and has a steady flow of local traffic.

The town has easy access to Angola, Auburn, and Fort Wayne via I-69 and is very accessible to Pleasant Lake residents as well as seasonal visitors and tourists. As Northeast Indiana continues to experience growth, Pleasant Lake continues to be a destination that combines small-town appeal with excellent regional connectivity and access to a broad customer base.

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Site Plan - 1.5 AC



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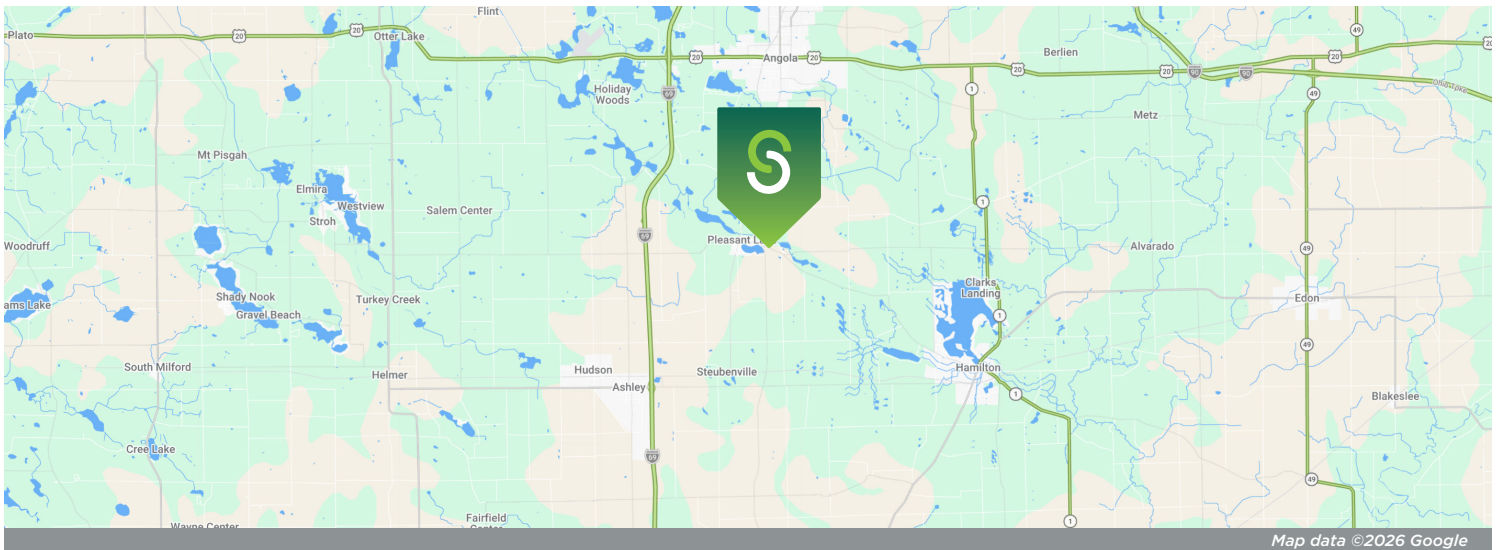
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PROPERTY INFORMATION

Address	4670 S Old 27
City, State, Zip	Pleasant Lake, IN 46779
County	Steuben
Township	Steuben
Parcel Number	76-11-14-330-204.000-017
2025 Tax/Payable 2026	\$105.73



SALE INFORMATION

Price	\$190,000
Terms	Cash at close

SITE DATA

Site Acreage	1.5 AC
Zoning & Description	GB - General Business
Nearest Interstate	I-69, 6.8 miles
Traffic Count	4,782 - Old 27

ADDITIONAL INFORMATION

- Development-ready land
- Perfect for convenience store or other retail use
- Adjacent to Marathon Gas and self-storage units

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