



Wohlert Street Land

1913 N Wayne St
Angola, IN 46703



±5.05 AC For Sale In Angola

±5.05 acres of land now available for sale on Wohlert Street in Angola, Indiana. This parcel has approximately 325 feet of frontage on Wohlert Street and backs up to a retail building on N Wayne St/SR 127. The site is zoned C1 which supports a broad range of retail, restaurant, office, service, and entertainment uses.

Property Highlights

- ▶ ±5.05 acres
- ▶ Zoned C1
- ▶ ±325 feet of frontage on Wohlert St
- ▶ Ideal for office or professional service use
- ▶ Central location in Angola, north of downtown
- ▶ **FOR SALE: \$215,000**

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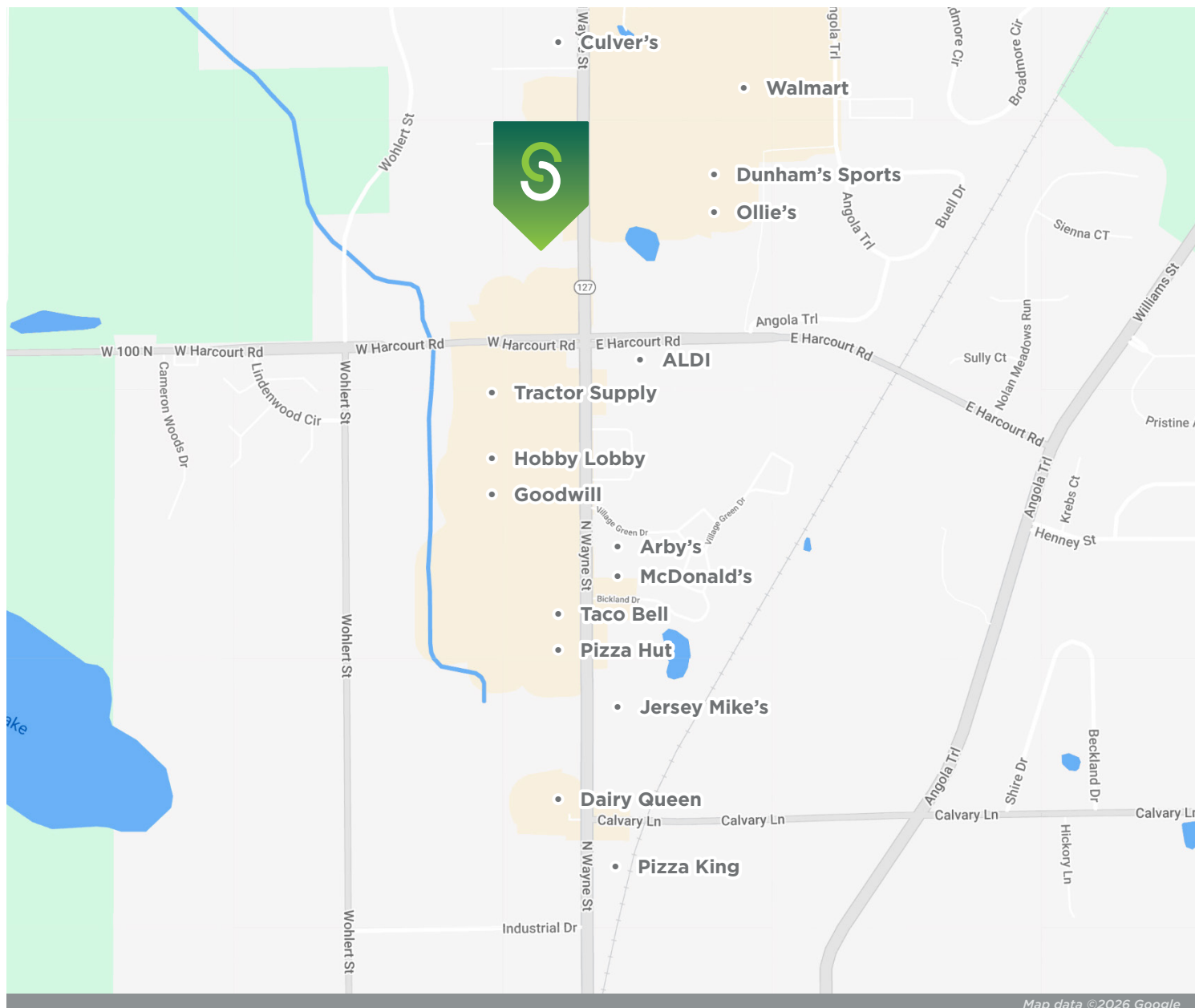
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Excellent Location

The available land site is located just north of Angola's city center and within the city's main retail corridor. This particular site is located behind a retail building, with neighboring tenants including BMV License Branch and Indiana Physical Therapy.

In the surrounding area, North Wayne Street is filled with many local and national retailers and restaurants, including but not limited to McDonald's, Goodwill, ALDI, Walmart, and Kohl's.

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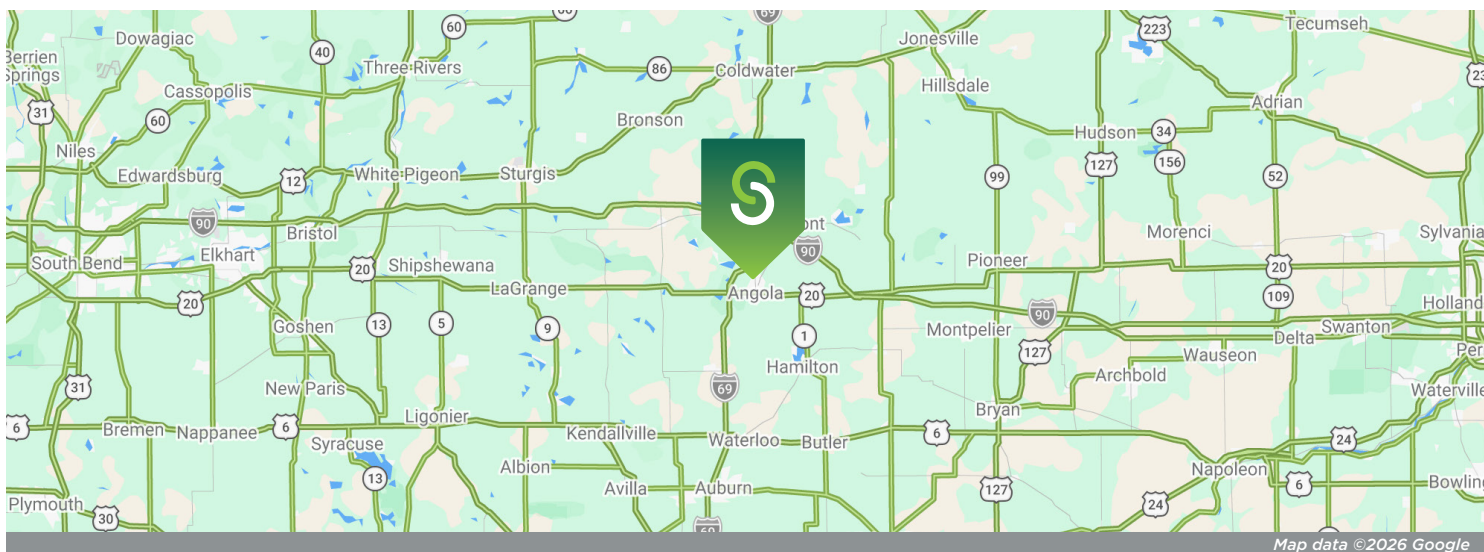
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PROPERTY INFORMATION

Address	1913 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-14-340-113.000-012
2025 Tax/Payable 2026	\$8,935.92



SALE INFORMATION

Price	\$215,000
Terms	Cash at close

UTILITIES

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

SITE DATA

Site Acreage	±5.05 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-69, 2.6 miles
Traffic Count	13,909 - N Wayne St

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