



Angola Freestanding Office

511 North Wayne Street

Angola, IN 46703



Freestanding Office For Sale in Angola

This 2,156 SF freestanding office space is a turnkey property ready for your business. It is located just north of Angola's main commercial corridor, and also not far from locally-known city center, The Mound. With high visibility and good access, you'll be able to attract and retain clients easily.

The building is available immediately. This property provides a great foundation to grow your business in the thriving market of Angola, and can easily expand to include the tri-state area.

Property Highlights

- ▶ Excellent location on North Wayne Street
- ▶ Traffic counts exceeding 17,000 VPD
- ▶ 3 miles from I-69
- ▶ **FOR SALE: \$450,000**
- ▶ High visibility

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com

NEAL BOWMAN, SIOR

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

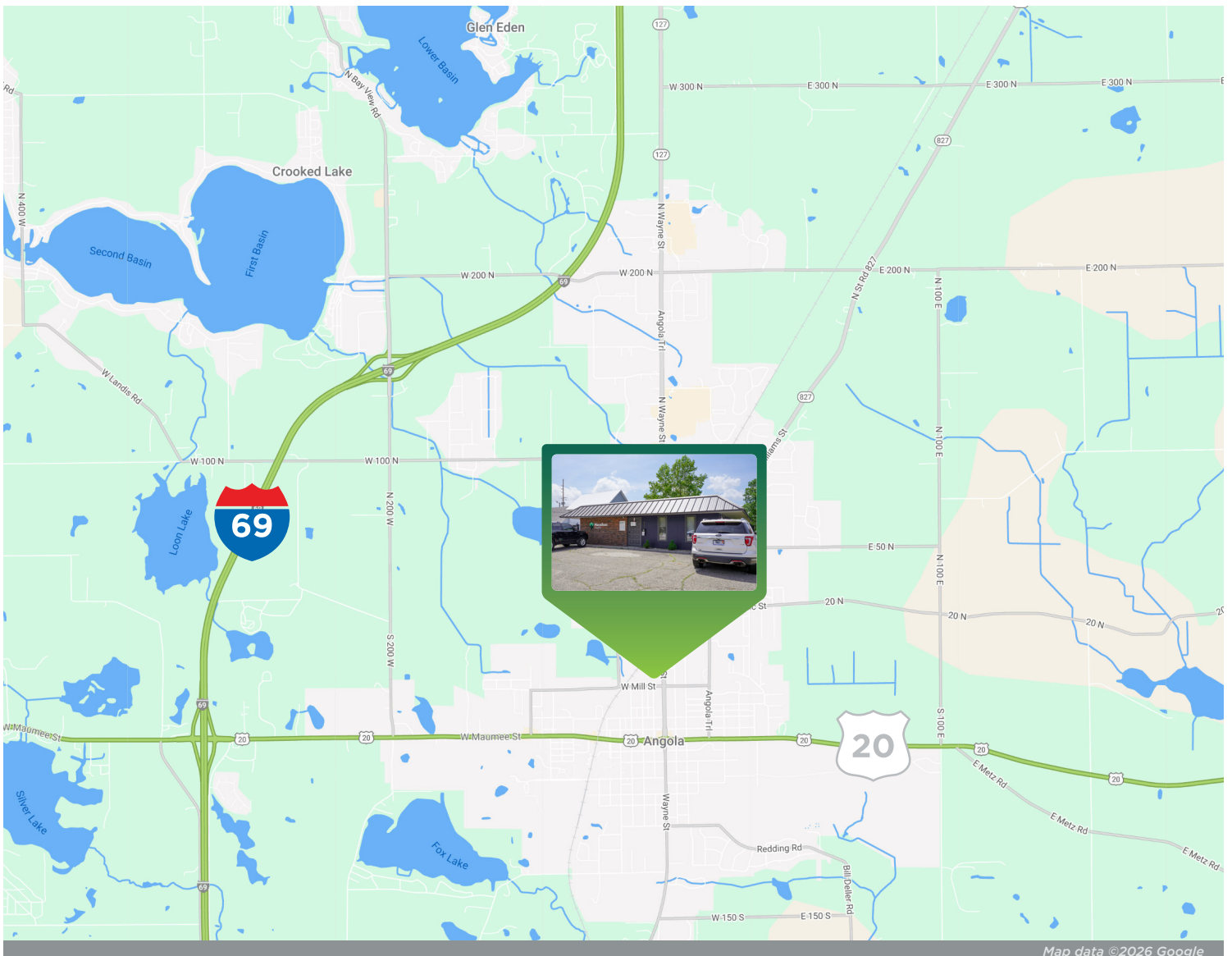
PHILIP HAGEE

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



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Excellent Location

The property is located right on North Wayne Street/SR 127 in Angola, just north of the area's main commercial corridor. It is also located just a few miles east of I-69, the area's main interstate highway that provides access to Michigan northbound and Fort Wayne southbound.

Angola's central location within Steuben County and its proximity to major thoroughfares provides a great advantage to business owners.

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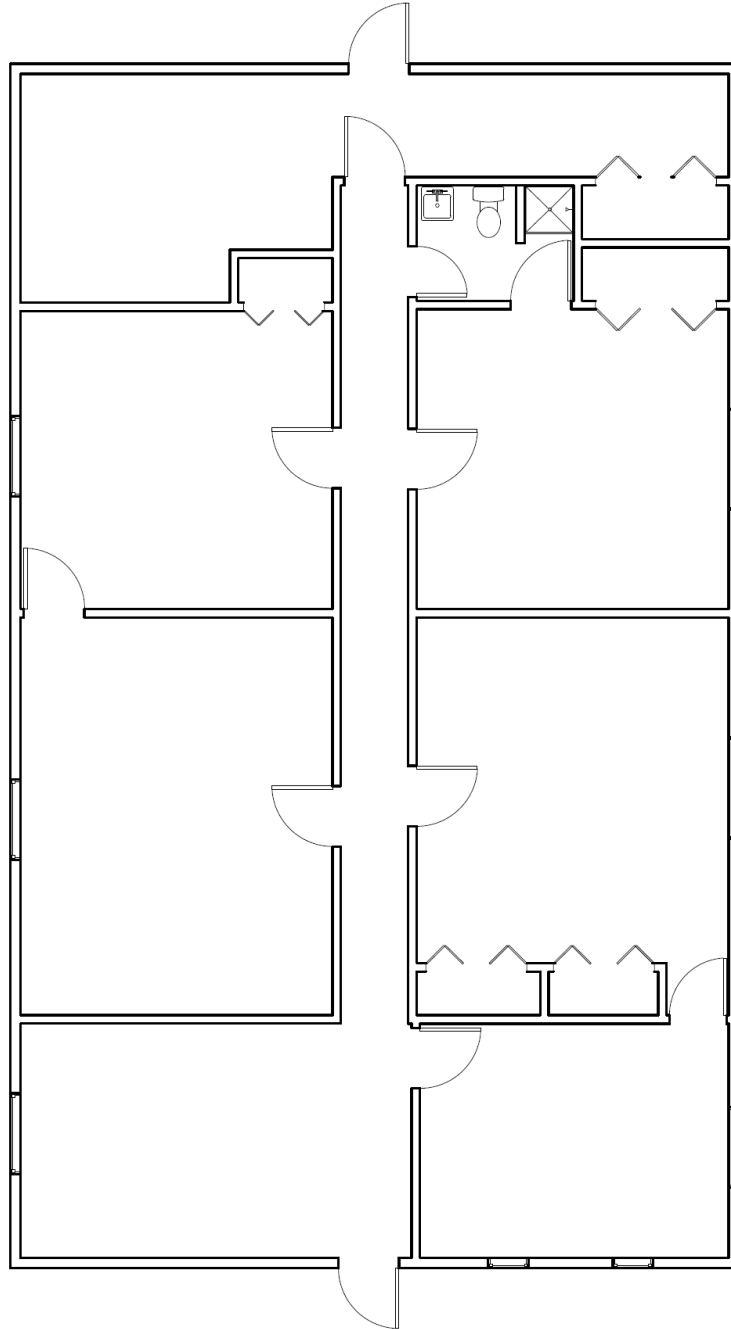


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Available - 2,156 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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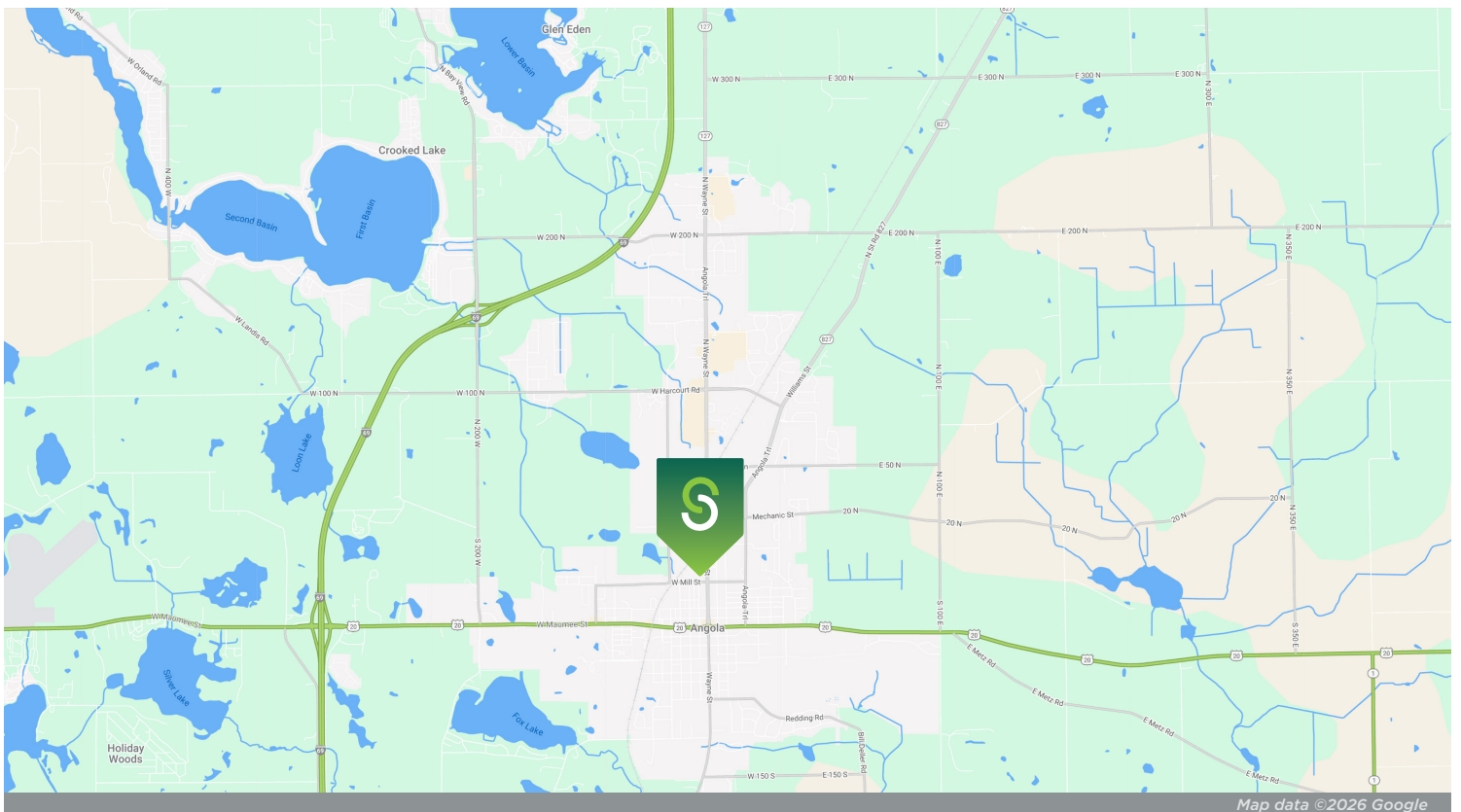
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PROPERTY INFORMATION

Address	511 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-26-210-122.000-012
2024 Tax/Payable 2025	\$2,893.65



SALE INFORMATION

Price	\$450,000
Terms	Cash at close

UTILITIES

Electric Provider	NIPSCO
Water & Sewer Provider	City of Angola
High Speed Data	Frontier

SITE DATA

Site Acreage	0.25 AC	Interstate	I-69, 3 miles
Zoning	C1	Flood Zone	N/A
Parking	Surface	Parking Ct	10 spaces

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Office
Year Built	1973
# of Stories	1
Heating	Base board
A/C	Base board
Sprinkler	No
Signage	Building

ADDITIONAL INFORMATION

- Freestanding office for sale
- Excellent location on North Wayne Street/SR 127

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