STURGES PROPERTY GROUP

Fremont Office Building

15 Lane 330 Big Otter Lake
Fremont, IN 46737



Office Building For Sale In Fremont, IN

15 Lane 330 Big Otter Lake is a 2,450 SF office building on two parcels totaling 0.89 acres, located about 1/4 mile west of the I-69 and Indiana Toll Road interchange outside Fremont, Indiana. The property also includes a second address, 1285 W SR 120. Frontage on SR 120 gives the site direct visibility and quick access to both interstates.

The interior has four private offices, a front reception area, a waiting room, a conference room, a kitchenette, two restrooms, and multiple storage closets. Because the building has multiple entrances, the space could be split between two users or used by an owner-occupant who leases part of it out. The layout suits professional office, financial or insurance services, medical or wellness, salon, studio, or showroom use.

Property Highlights

- 2,450 SF office building on 0.89 acres (two parcels)
- Built-out office space: 4 private offices, reception, conference room, kitchenette, 2 restrooms
- SR 120 frontage, 1/4 mile from the I-69 and Indiana Toll Road interchange
- **FOR SALE: $340,000**

IAN SMITH
Broker
260 424 8448
ian.smith@sturgespg.com

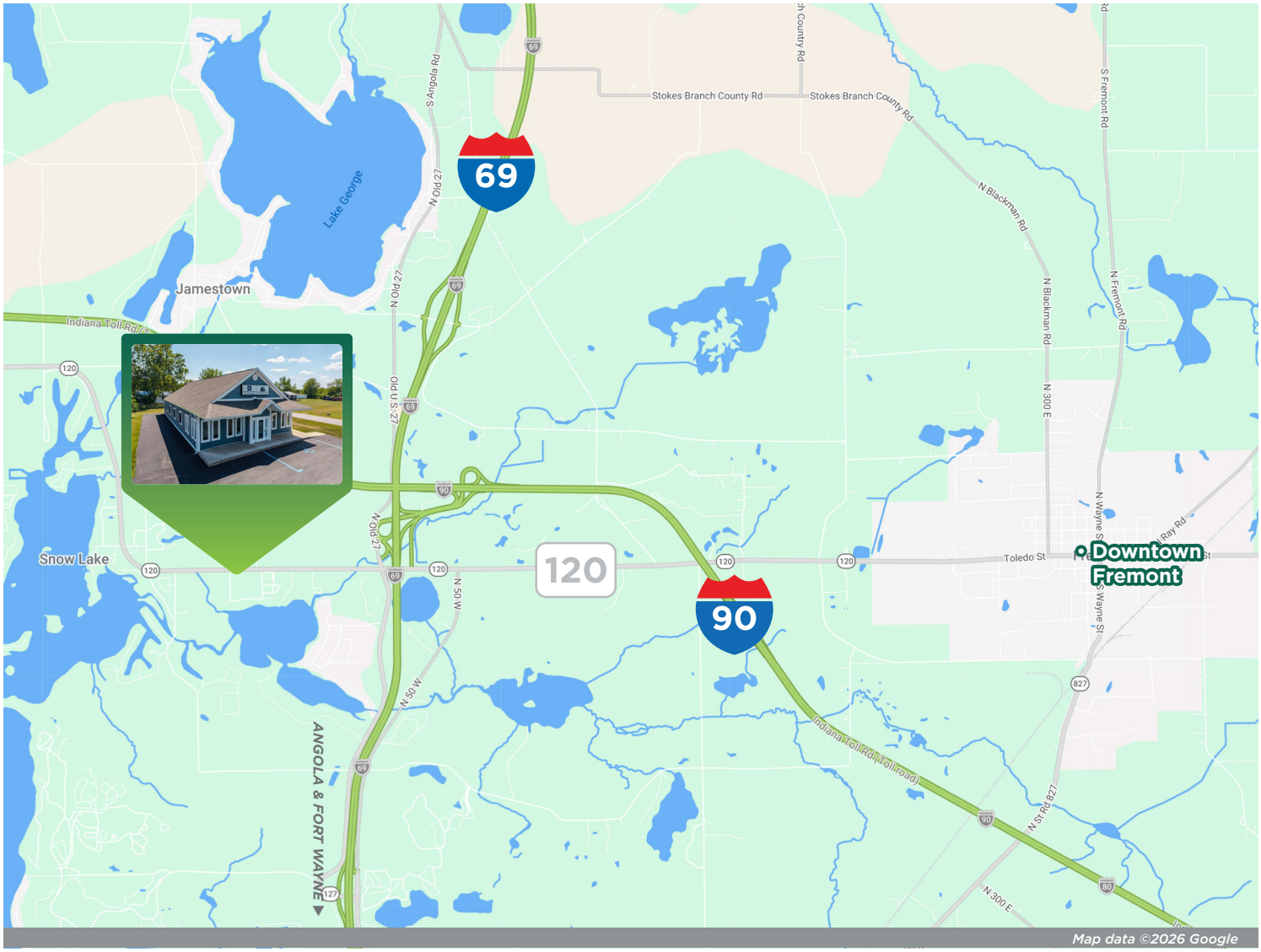
NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
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philip.hagee@sturgespg.com

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Excellent Location

The property sits on SR 120 just west of Fremont in Steuben County, Indiana, about 1/4 mile from the interchange of I-69 and the Indiana Toll Road (I-80/90). That puts two major interstates within a minute of the front door. I-69 runs south to Angola (about 10 minutes) and Fort Wayne (about 50 minutes) and north into Michigan. The Toll Road connects east to Toledo and west to Chicago. Fort Wayne, Toledo, Chicago, Detroit, and Indianapolis are all within about three hours.

The site is also a short drive from the Michigan and Ohio state lines, so a business here can serve customers in three states. Steuben County's lake region, including Big Otter Lake right next to the property, brings seasonal residents and visitors to the area. Pokagon State Park and Trine University in Angola add to the steady local traffic.

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Additional Photos













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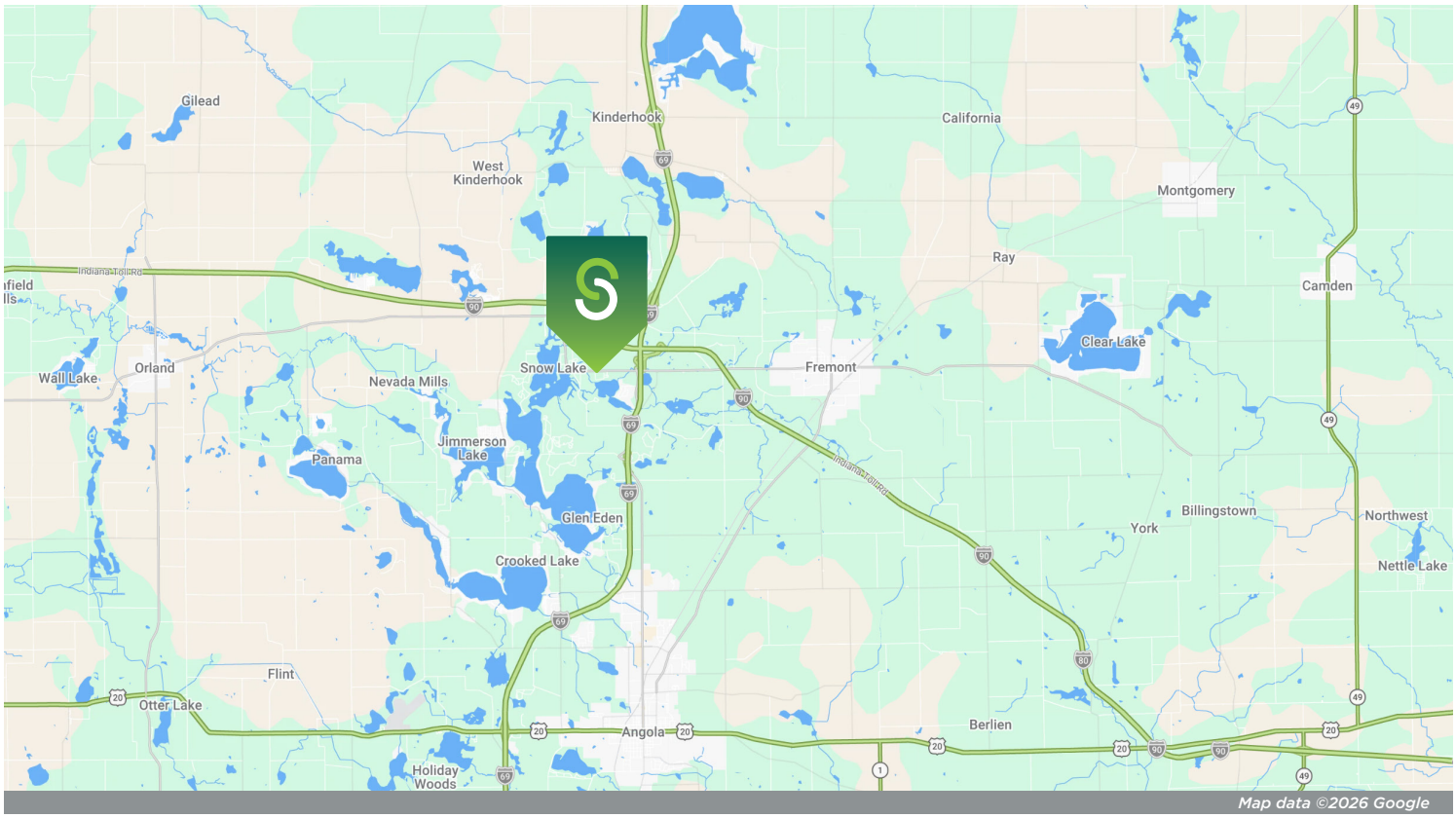
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Looking west toward Snow Lake



Looking east toward I-69



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PROPERTY INFORMATION

Address	15 Lane 330 Big Otter Lake
City, State, Zip	Fremont, IN 46737
County	Steuben
Township	Jamestown
Parcel Number	76-03-27-120-103.000-006
2025 Tax/Payable 2026	$2,024.48



SALE INFORMATION

Price	$340,000
Terms	Cash at close

SITE DATA

Site Acreage	0.89 AC
Zoning & Description	LB - Local Business
Nearest Interstate	I-69 & I-90, 1 mile
Traffic Count	4,493 - SR 120

UTILITIES

Electric Provider	REMC
Natural Gas Provider	NIPSCO
Sewer Provider	Regional Waste District
Water Provider	Well

BUILDING INFORMATION

Property Type	Office
Year Built	2015
# of Stories	1
Construction Type	Wood joist
Roof	Shingle
Heating	Central
A/C	Central
Sprinkler	No
Elevators	No
Signage	Building

ADDITIONAL INFORMATION

- 2,450 SF office building
- Located on SR 120 one mile from I-69 and I-90

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