

Marion General Office/Retail with Revenue Stream

2509 W 2nd Street
Marion, Indiana 46952



OFFICE

FOR SALE

Income Producing Office Building

This Marion Office Building provides a unique opportunity for an owner to occupy one side of the building while collecting rent on the other! The building totals 11,290 SF and has 3,790 currently leased, producing instant income. The vacant 7,500 SF is available for lease and could be easily demised into two or three separate spaces, depending on need.

Property Highlights

- Income producing!
- Use for office or retail
- Private entrance with front door parking
- 7,500 SF, easily divided into smaller units
- Great space for the cost-conscious tenant

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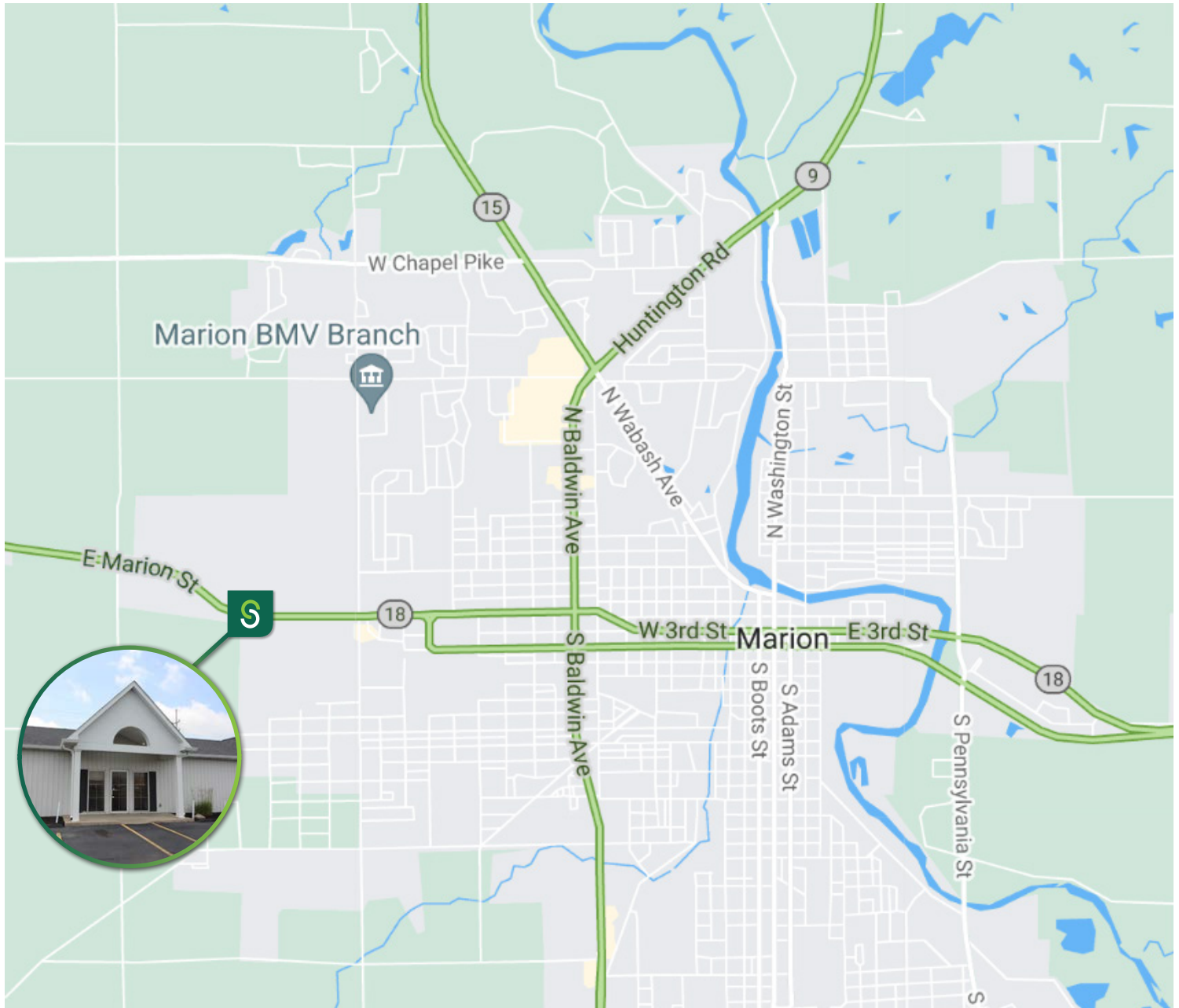
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Located in Marion, Indiana

The Marion General Office and Retail space is situated on SR-18 on the edge of Marion in Grant County, IN. Equal distance between Fort Wayne and Indianapolis, and only 8 miles to I-69 interchange and 6 miles to the Marion Municipal Airport. Marion is also home to the largest private college in Indiana, and several successful manufacturing & distribution plants, such as GM Metal Stamping, Wal-Mart, Café Valley Bakery, and Dollar General.

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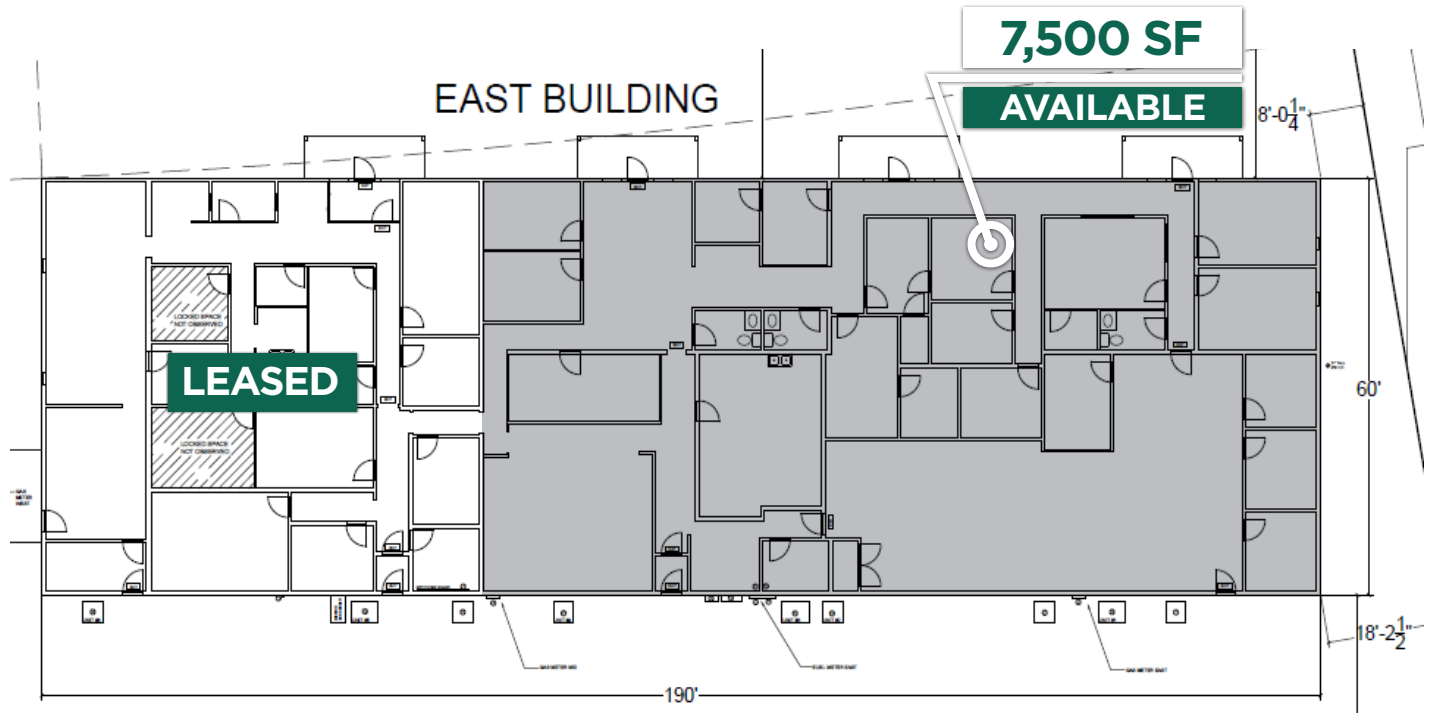
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Office/Retail Space - 7,500 SF - Contact Broker for Detailed Floor Plan



Floor Plan Not To Scale



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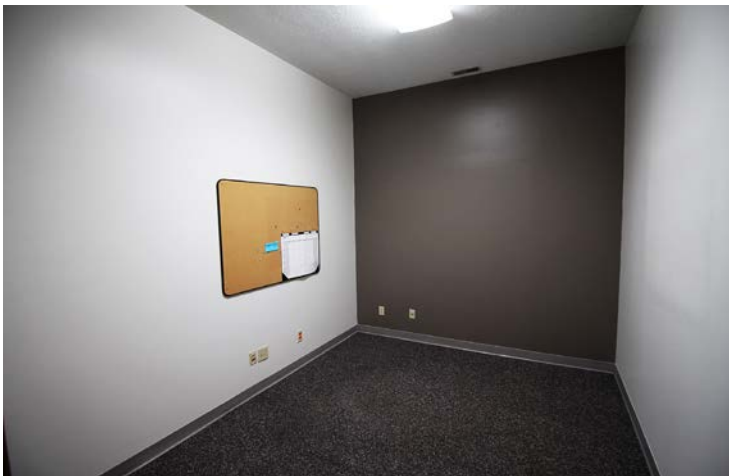
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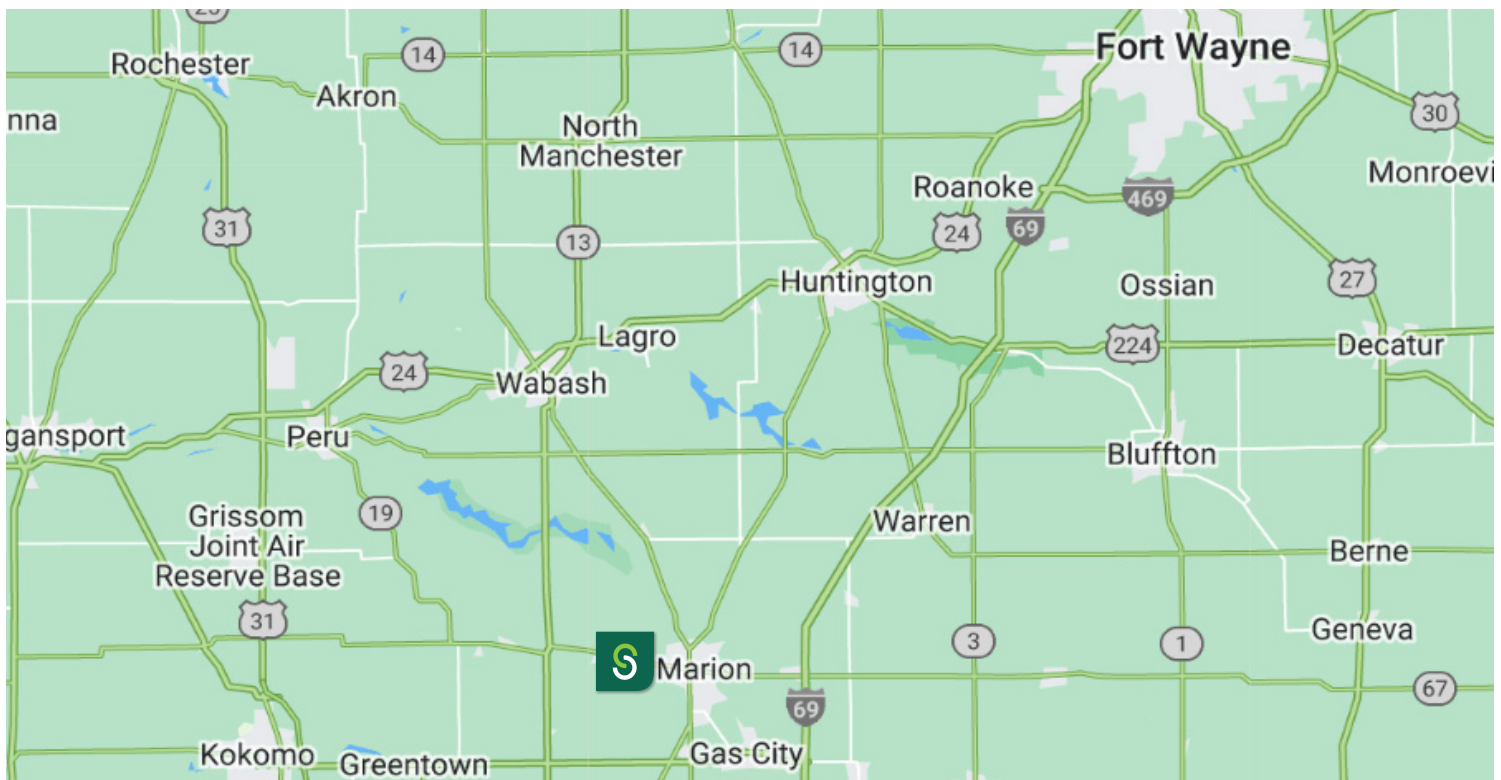
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OFFICE SPACE/COMMERCIAL IMPROVED FOR SALE

Property Name	Marion General Office/Retail (Sale)
Address	2509 W 2nd Street
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel No.	



SALE INFORMATION

Price	\$595,000
Terms	

BUILDING INFORMATION

Property Type	Office
Total Area SF	11,290 SF
Vacant SF	7,500 SF
Occupancy Rate	34%
Year Built	1993
No. of Stories	1
Construction Type	Wood Frame
Roof	Shingle
Heating	Central Heat
A/C	Central Air
Sprinklered	n/a
ADA Compliant	
Security	
Restrooms	3
Floor	Carpet
Signage	Monument

SITE DATA

Site Acreage	Approx. 1 acre
Zoning & Description	I2 - General Industry
Parking Description	Determined by Easement
Parking Count/Ratio	Negotiable
Nearest Interstate	1-69
Rail Service	

ADDITIONAL INFORMATION

- Portion of building is income producing. 3,790 SF leased through Dec 2026. Tenant has two options to renew.
- Could be great for an owner occupant looking to offset monthly loan costs.
- Vacant space can be divided.

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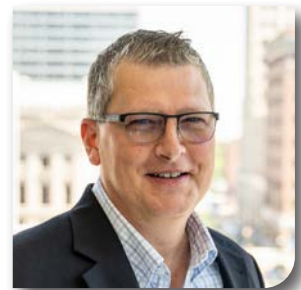
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