

OFFICE BUILDING FOR SALE

219 S. Third St. | Elkhart, IN 46516



4,800 SF Professional Office Building in the Central Business District

Building:	4,800 SF
Land:	Building Parcel: 0.14 AC / Excess Parcel: 0.04 AC
Zoning:	Central Business District (CBD)
Year Built:	1959
Parking:	Ample on-site and off-site parking
List Price:	\$350,000

Details:

The 4,800 SF professional office building offers functional space and excellent layout for a variety of business users. Originally built in 1959, this property is fully air-conditioned and designed to support multiple tenants.

There is a large lobby and the interior features 9-foot ceilings throughout, enhancing the sense of space and openness while providing abundant natural light. The floor plan includes two dedicated conference rooms as well as 12 private professional offices. The building also includes a large bullpen area, ample storage, and built-in file cabinets to support organization and workflow. There are four restrooms conveniently placed to serve staff and visitors.

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NAI Cressy

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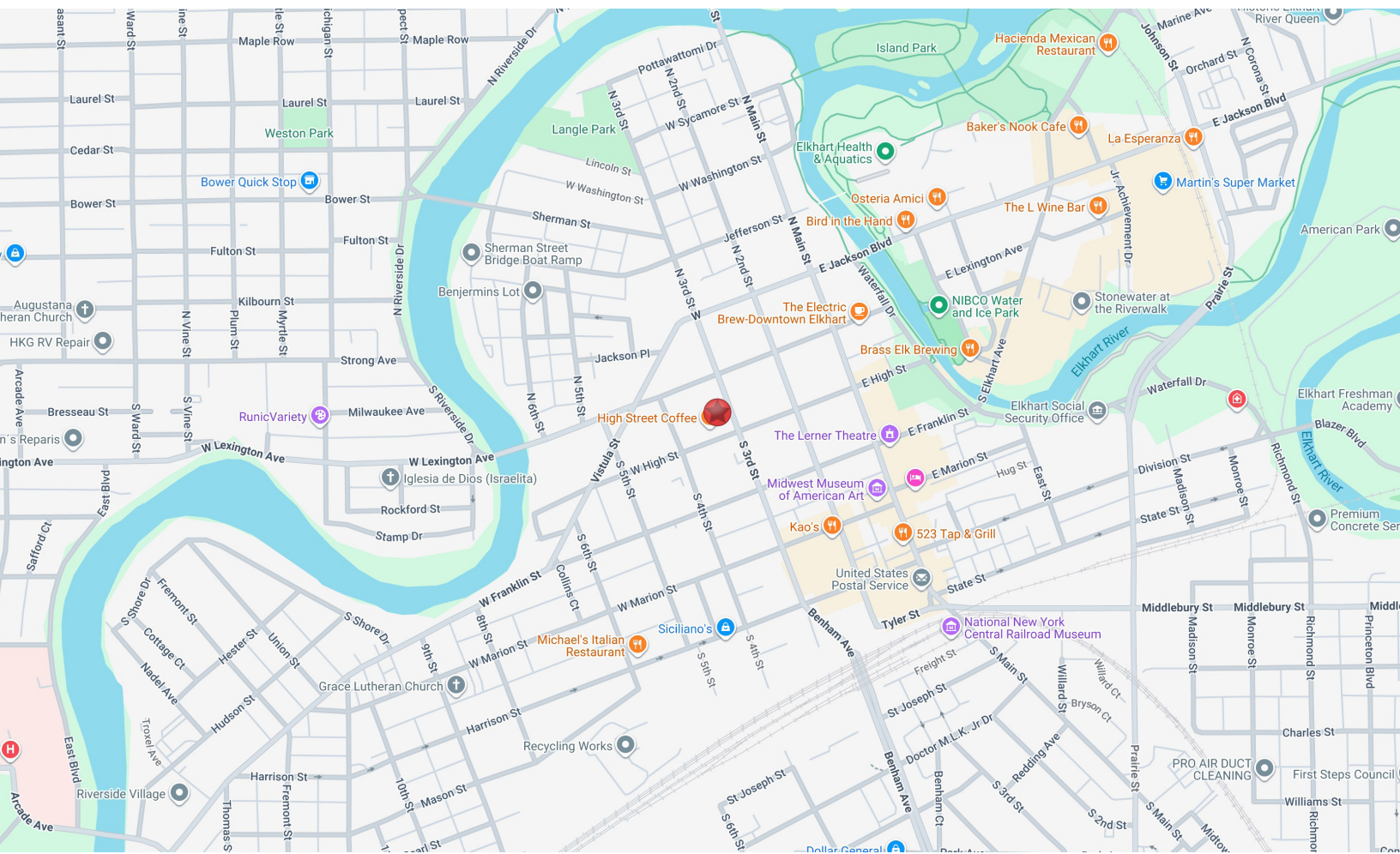




LOCATION OVERVIEW

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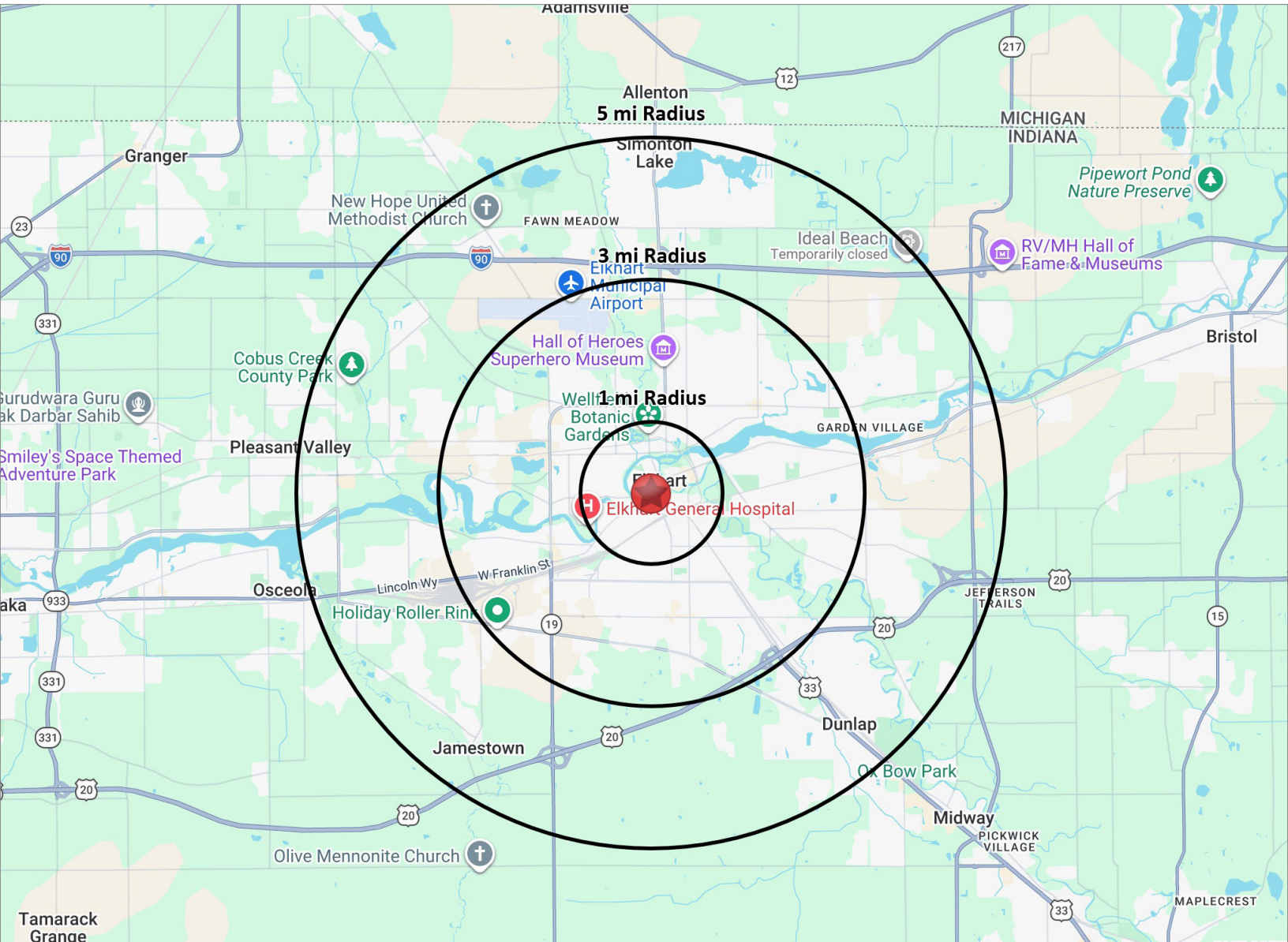
Situated in the heart of Elkhart's Central Business District, this professional office building enjoys a prime location adjacent to restaurants, government offices, and a variety of retail and professional businesses. Tenants benefit from the convenience of being proximal to County and City buildings, making daily operations seamless. The surrounding area provides a vibrant business environment with ample amenities for employees and visitors alike, combining convenience, connectivity, and a professional atmosphere in one central location.



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POPULATION

1 MILE	14,913
3 MILE	61,872
5 MILE	101,156



NUMBER OF HOUSEHOLDS

1 MILE	5,541
3 MILE	23,330
5 MILE	38,499



AVERAGE HOUSEHOLD INCOME

1 MILE	\$64,841
3 MILE	\$70,397
5 MILE	\$80,762



MEDIAN HOME VALUE

1 MILE	\$137,293
3 MILE	\$155,670
5 MILE	\$185,473