

# CLASS A OFFICE BUILDING FOR SALE

2500 N. Ventura Way | LaGrange, IN 46761



## 13,364 SF Medical Office Building

Building:	13,364 SF
Land:	3.24 Acres
Zoning:	B-3
Year Built:	2009
Parking:	23,575 SF paved parking
List Price:	\$1,990,000

[VIEW PROPERTY ONLINE](#)

### Details:

13,364 SF medical office building built in 2009, situated on 3.24 acres of land. The property is zoned B-3 and there is 23,575 SF of paved parking.



# NAI Cressy

P 574.271.4060 | F 574.271.4292 | [CRESSY.COM](http://CRESSY.COM)  
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [v](#)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Sam Cressy**  
Broker

D 574.485.1556  
[scressy@cressy.com](mailto:scressy@cressy.com)

**Ryan Gableman, CCIM/SIOR**  
Senior Broker, Principal

D 574.485.1502 | C 574.215.0336  
[rgableman@cressy.com](mailto:rgableman@cressy.com)



# INTERIOR PHOTOS

## CLASS A OFFICE BUILDING FOR SALE

2500 N. Ventura Way | LaGrange, IN 46761

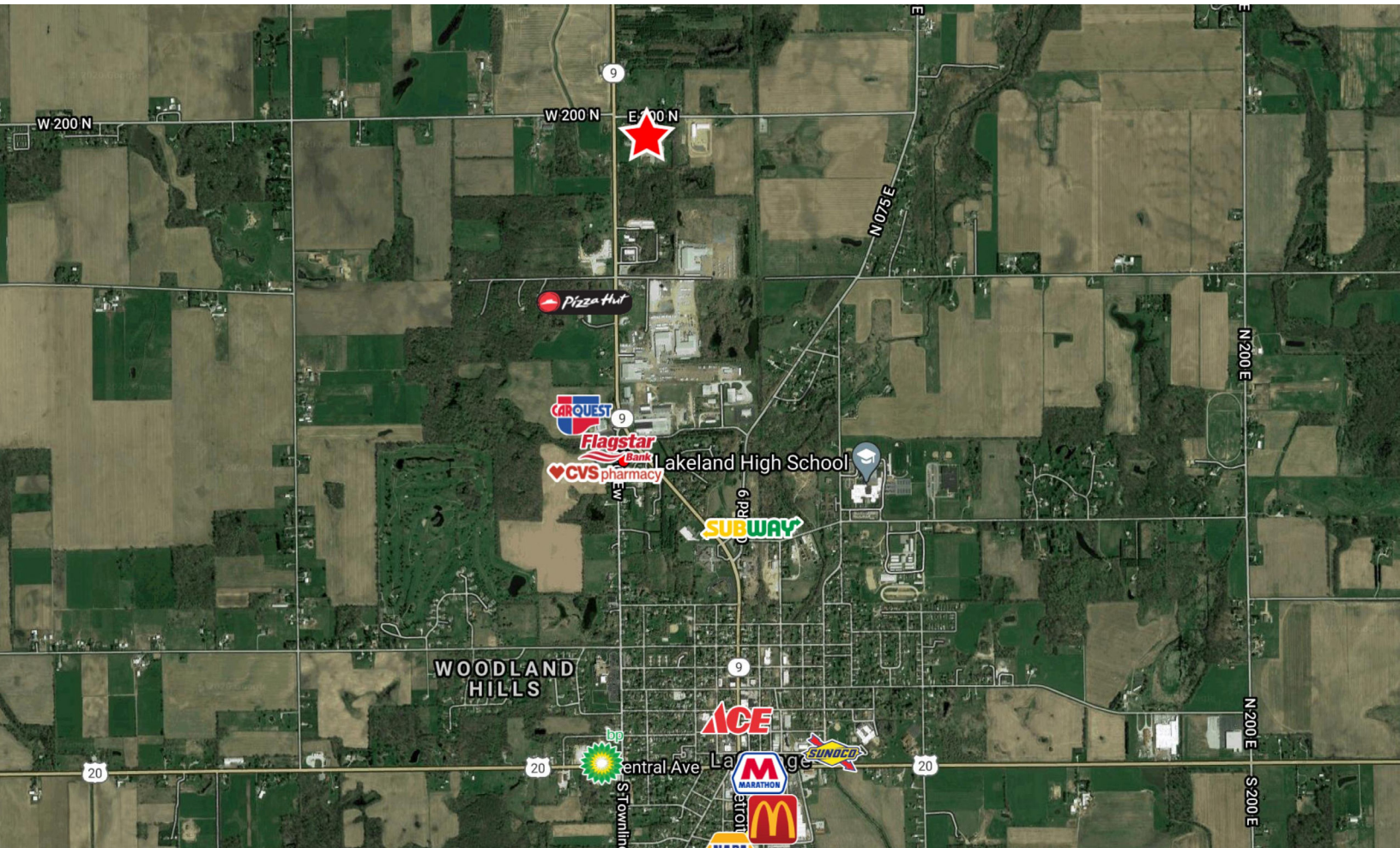




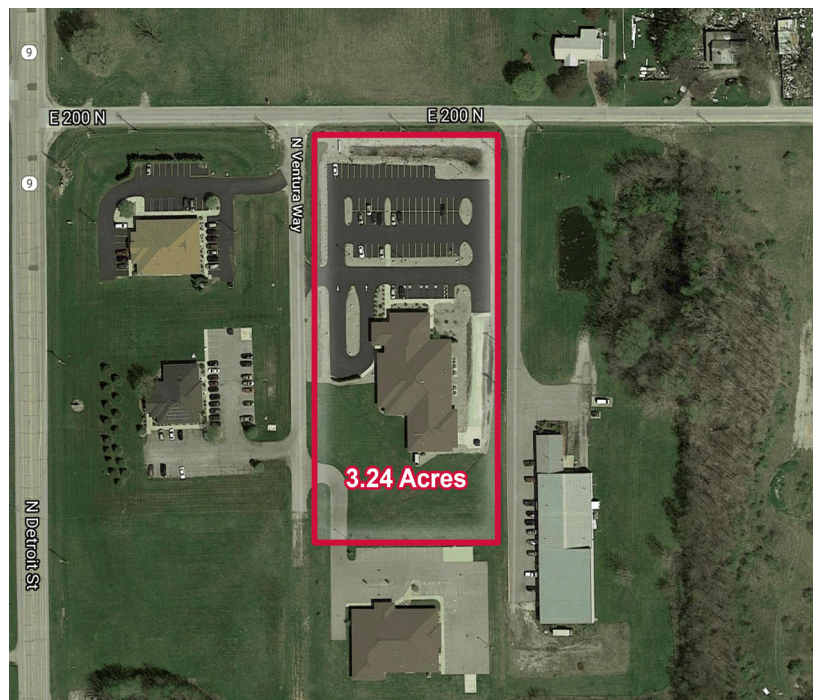
# LOCATION OVERVIEW

## CLASS A OFFICE BUILDING FOR SALE

2500 N. Ventura Way | LaGrange, IN 46761



- Located in LaGrange County, IN near the busy intersection of E 200 N and E Detroit St.
- LaGrange is located in the heart of North East Indiana which makes it easily accessible to many large cities and is just 6 miles south of the Indiana Toll Road.
- LaGrange has a brand new state-of-the-art hospital and an outstanding infrastructure.



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

**Sam Cressy**  
Broker

D 574.485.1556  
scressy@cressy.com

**Ryan Gableman, CCIM/SIOR**  
Senior Broker, Principal

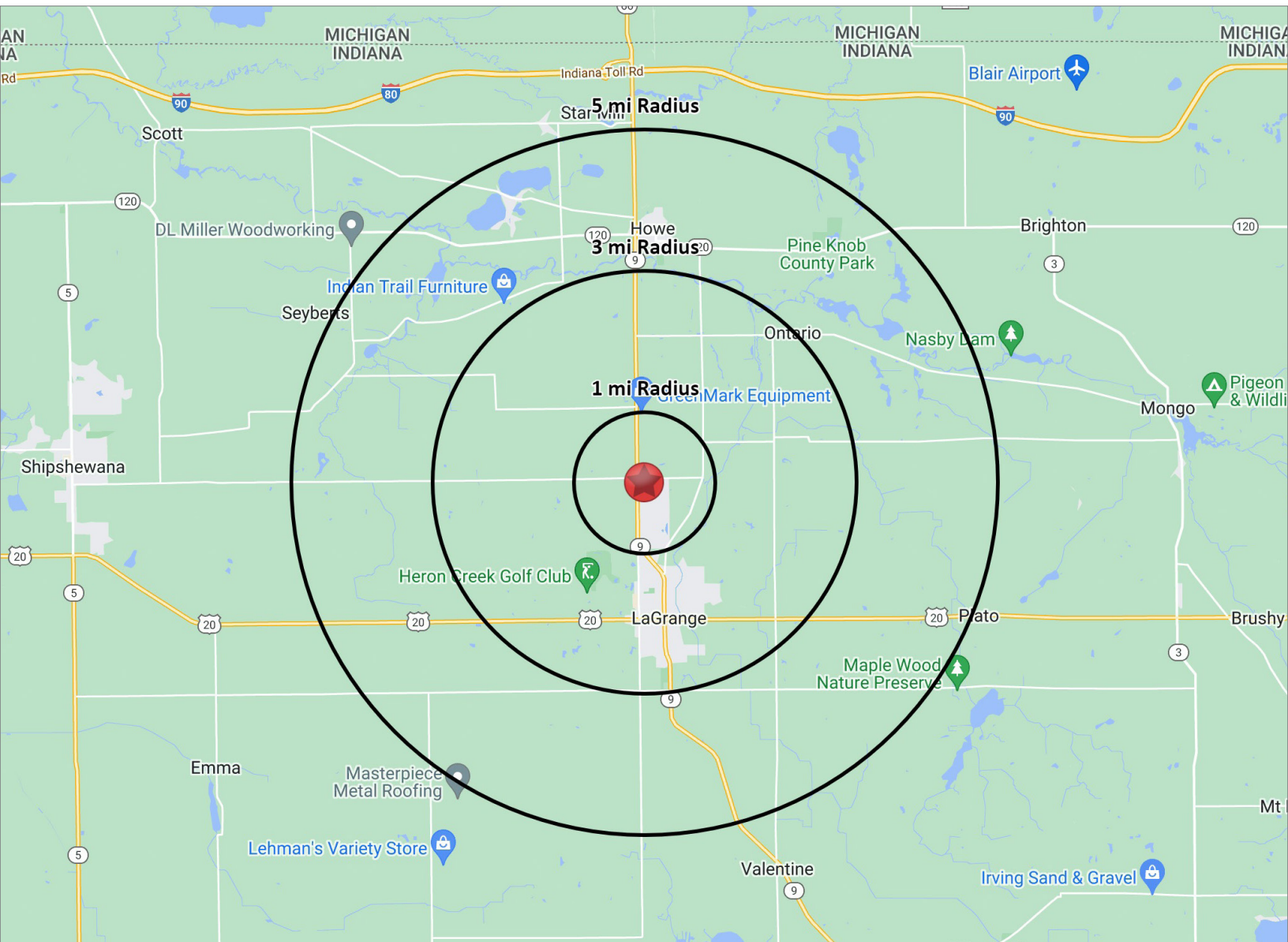
D 574.485.1502 | C 574.215.0336  
rgableman@cressy.com



# 2023 DEMOGRAPHICS

## CLASS A OFFICE BUILDING FOR SALE

2500 N. Ventura Way | LaGrange, IN 46761



### POPULATION

1 MILE	353
3 MILE	6,145
5 MILE	10,405



### NUMBER OF HOUSEHOLDS

1 MILE	118
3 MILE	2,224
5 MILE	3,549



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$94,762.7
3 MILE	\$85,13
5 MILE	\$88,642



### MEDIAN HOME VALUE

1 MILE	\$142,571
3 MILE	\$144,866
5 MILE	\$177,130



is the Global Brokerage Division  
of Cressy Commercial Real Estate.

**Sam Cressy**  
Broker

D 574.485.1556  
scressy@cressy.com

**Ryan Gableman, CCIM/SIOR**  
Senior Broker, Principal

D 574.485.1502 | C 574.215.0336  
rgableman@cressy.com