

# COMMERCIAL BUILDING FOR SALE

3400 Henke St. | Elkhart, IN 46514



## Can Be Repurposed for Industrial Warehousing or Distribution

**Building Size:** 54,730 SF  
**Land:** 4.76 Acres  
**Current Zoning:** M 1  
**Built:** 1974  
**Remodeled:** 1990  
**List Price:** \$2,600,000

Business is relocating. Building for sale only.

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### Details:

54.730 SF commercial building on visible 4.76-acres corner location. Currently used as racquet/athletic club with versatile open spaces and ample ceiling height. Building can be used for many athletic purposes, including basketball (2 courts now), tennis (4 courts now), agility training, pickle ball, school athletic center, or potential family entertainment center. Approximately 4,500 SF office and common area with kitchenette as well as separate men's and women's locker rooms/restrooms. Current fitness operator relocating; no competing membership fitness center use allowed. Metal roof newly coated. New LED lighting throughout. Building 100% AC compatible.

Building can be easily repurposed for industrial warehousing or distribution. Ceiling heights are approximately 19' at eave and 34' at center.



# NAI Cressy

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# INTERIOR PHOTOS

# COMMERCIAL BUILDING FOR SALE

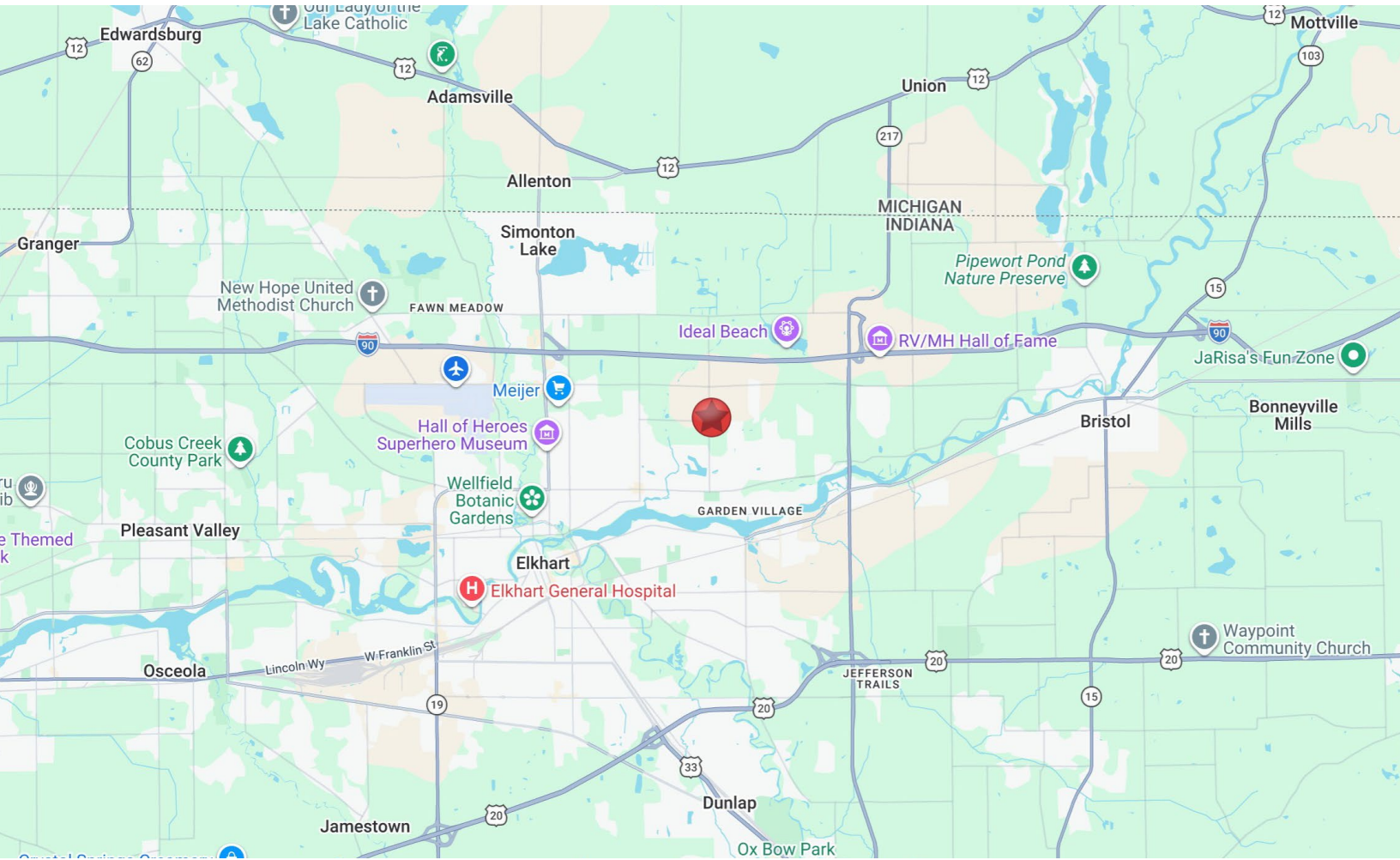
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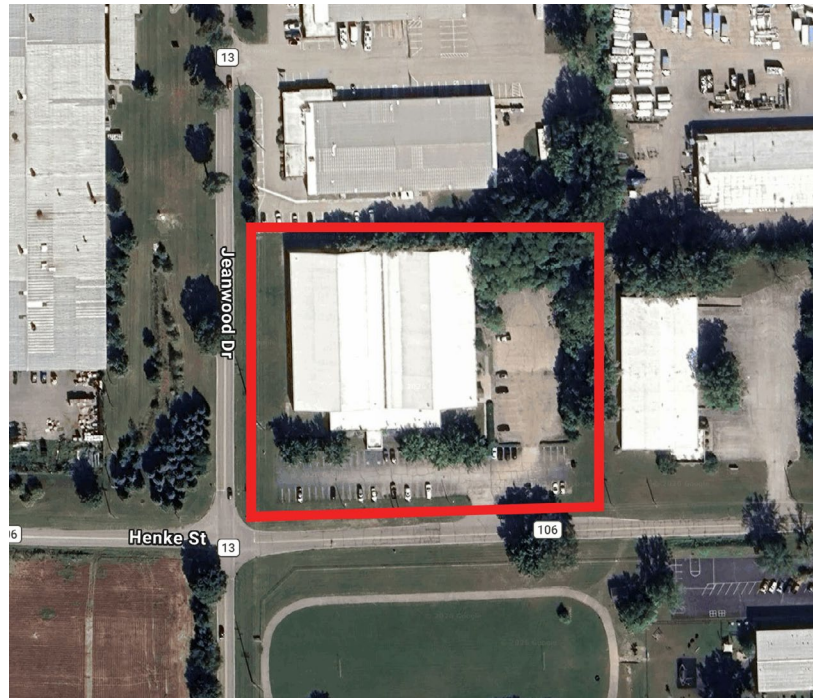
# LOCATION OVERVIEW

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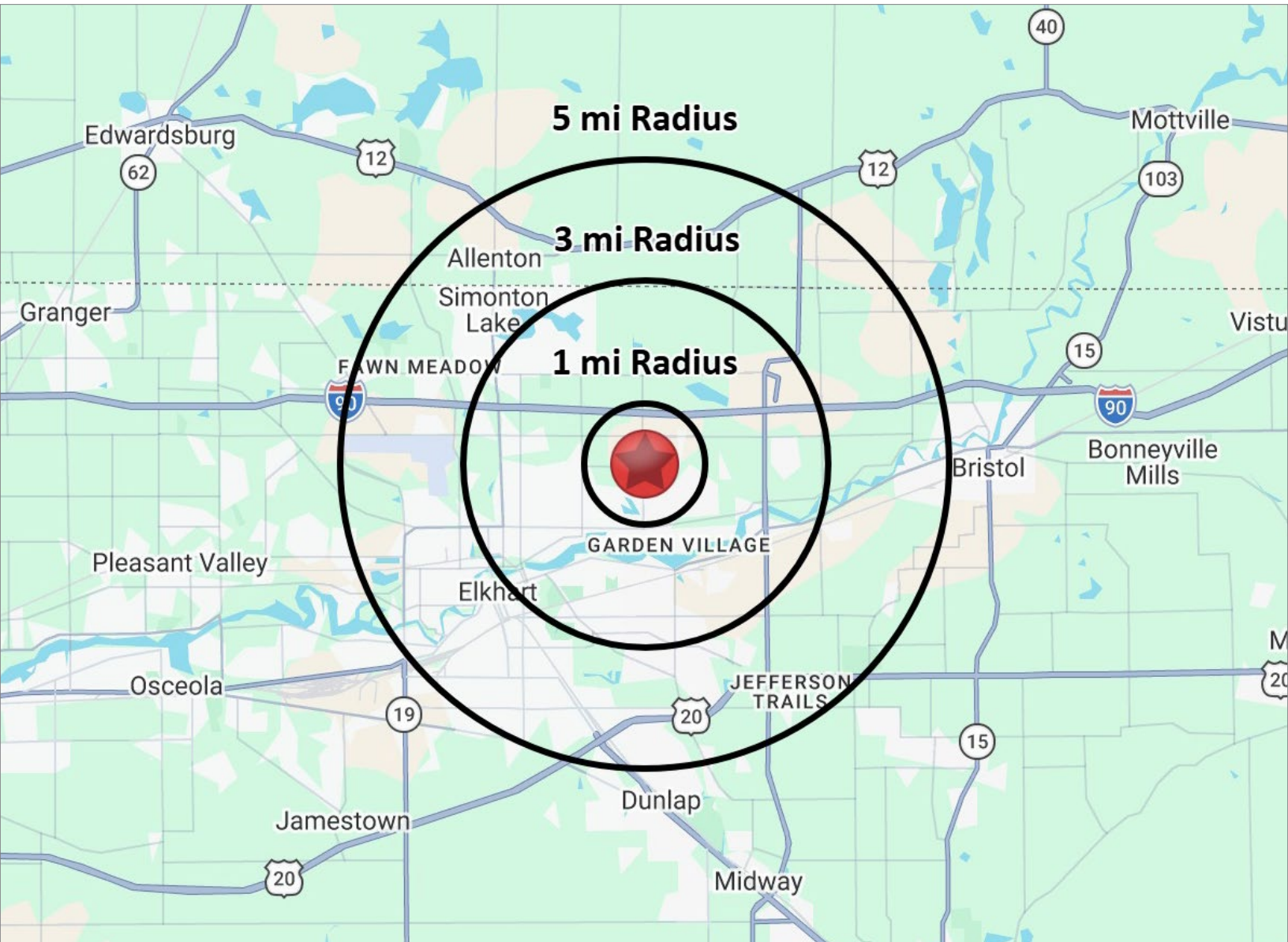


Visible 4.76-acre site situated at the northeast corner of CR 106 (Henke Street) and CR 13 (Jeanwood Drive). The property is central to the CR 19 and CR 17 corridors and in close proximity to Interstate 80/90, Elkhart exit 92 and Bristol exit 96. The surrounding area includes industrial parks, schools, residential housing, and senior living.



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### POPULATION

1 MILE	4,232
3 MILE	31,982
5 MILE	81,279



### NUMBER OF HOUSEHOLDS

1 MILE	1,215
3 MILE	8,551
5 MILE	18,699



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$85,540
3 MILE	\$86,836
5 MILE	\$81,550



### MEDIAN HOME VALUE

1 MILE	\$220,474
3 MILE	\$193,279
5 MILE	\$187,510