

FLEXIBLE BUILDING FOR SALE

410 Plain St. | La Porte, IN 46350



Ideal for Religious Use or an Adaptive Reuse, ADA-Accessible

Building Size:	4,124 SF
Land:	0.260 Acre
Zoning:	R1D - Single family residential
Year Built:	1930
List Price:	\$215,000

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:

The property offers a well-maintained and functional space ideal for a religious use or an adaptive reuse. The building features a new roof installed in July 2024 along with a partially refreshed exterior (repainting completed in 2025), enhancing its curb appeal. Inside, the layout includes a welcoming vestibule entry, a sanctuary that comfortably seats approximately 70 people, and a large community gathering space suitable for events or fellowship. Additional interior amenities include a nursery, two private offices, a small six-person conference room, and two flexible-use rooms currently utilized for storage and clothing donations. The full kitchen is equipped with two stoves, two sinks, a dishwasher, and ample counter space, supporting larger group functions. The property also includes three single restrooms (two main and one staff-designated) and is ADA-accessible with a ramped entrance. Mechanical systems include an older HVAC setup (attic heating and exterior A/C unit) while plumbing has been updated with PVC and PEX including a functioning gray water drain in the basement.



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Blair Wozny
Broker
D 574.485.1517

Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@cressy.com

PROPERTY PHOTOS

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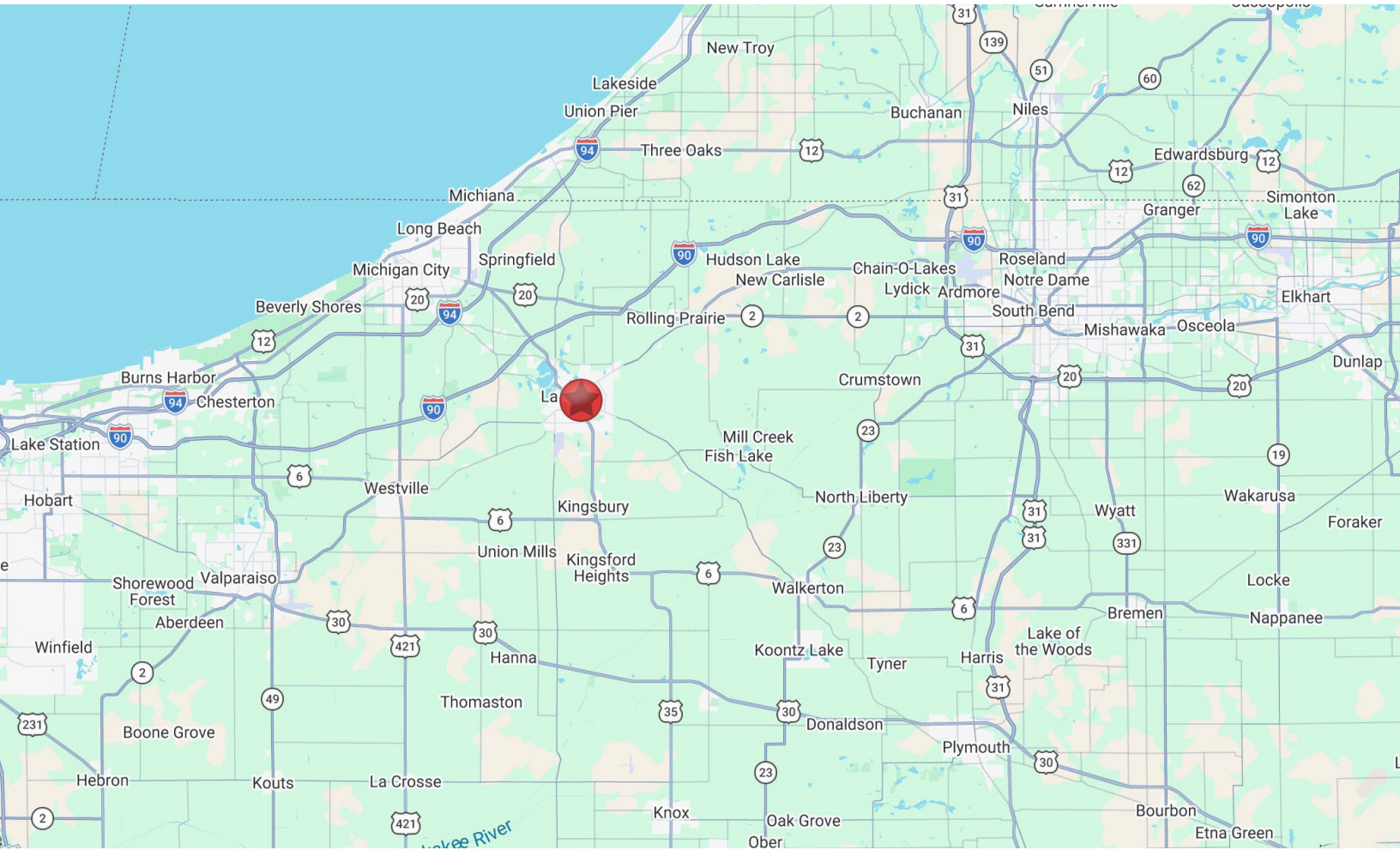
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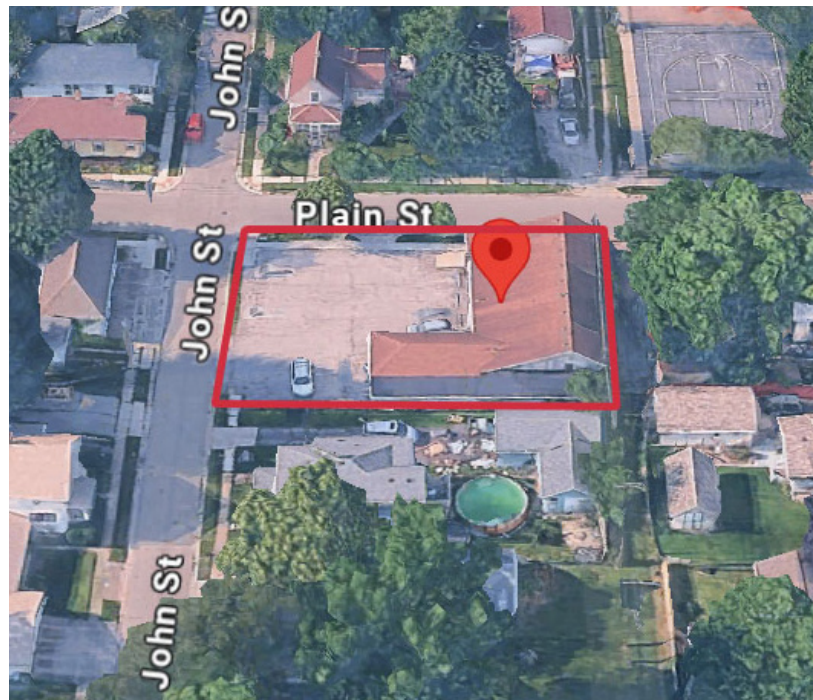
LOCATION OVERVIEW

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Located in a quiet, established neighborhood of La Porte, 410 Plain Street offers convenient access to the city's primary corridors and community amenities. The property is just minutes from downtown La Porte, providing proximity to local shops, dining, and municipal services, while also being near major thoroughfares such as Lincolnway (IN-2) and U.S. Route 35, allowing for easy connectivity throughout the region. Its location offers straightforward access to Interstate 94 and nearby markets like Michigan City and South Bend. The surrounding area is primarily residential with nearby schools, parks, and neighborhood services, creating a peaceful yet accessible setting well-suited for community-oriented use.



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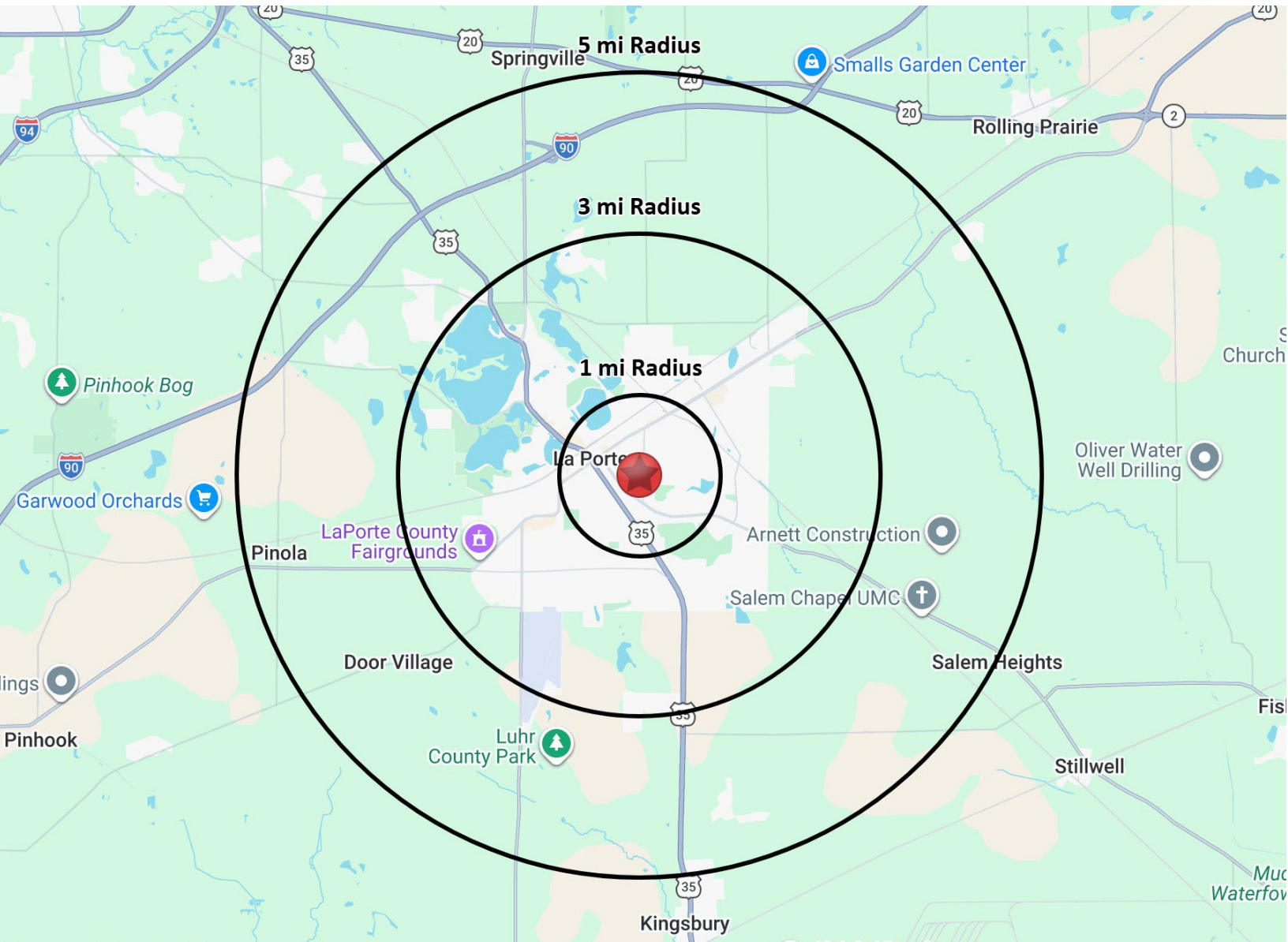
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	10,937
3 MILE	25,460
5 MILE	32,031



NUMBER OF HOUSEHOLDS

1 MILE	2,584
3 MILE	6,409
5 MILE	8,623



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,808
3 MILE	\$90,129
5 MILE	\$95,850



MEDIAN HOME VALUE

1 MILE	\$170,754
3 MILE	\$197,246
5 MILE	\$217,814



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