Multi-Family Buildings for Sale

Eight Apartments across Four Buildings on Lake Manitou

2303, 2307 E. STATE ROAD 14 AND 2303 E. 9TH ST.
ROCHESTER, IN 46975

NAI Cressy
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Property Overview

This multi-family property consists of 8 apartments distributed across 4 separate buildings situated on Lake Manitou in Rochester, Indiana. The property is zoned R3 – Lake Residential District and encompasses approximately 0.540 acres, with a combined building area of 6,978 square feet. The property includes 8 total units with 14 beds, providing a range of residential accommodations within the lake-oriented setting. Surface parking is located between State Road 14 and the buildings, offering convenient access for residents and guests. The four-building configuration and lakeside location provide a distinctive multifamily investment opportunity within the Rochester market.

VIEW LISTING ONLINE

Property Gross SF:
6,978 SF

Land:
0.54 Acres

Zoning:
R3 - Lake Residential District

Parking:
Surface parking between State Road 14 and Buildings

Number of Units and Beds:
8 Units and 14 Beds

Sale:
$659,000



Property Photos



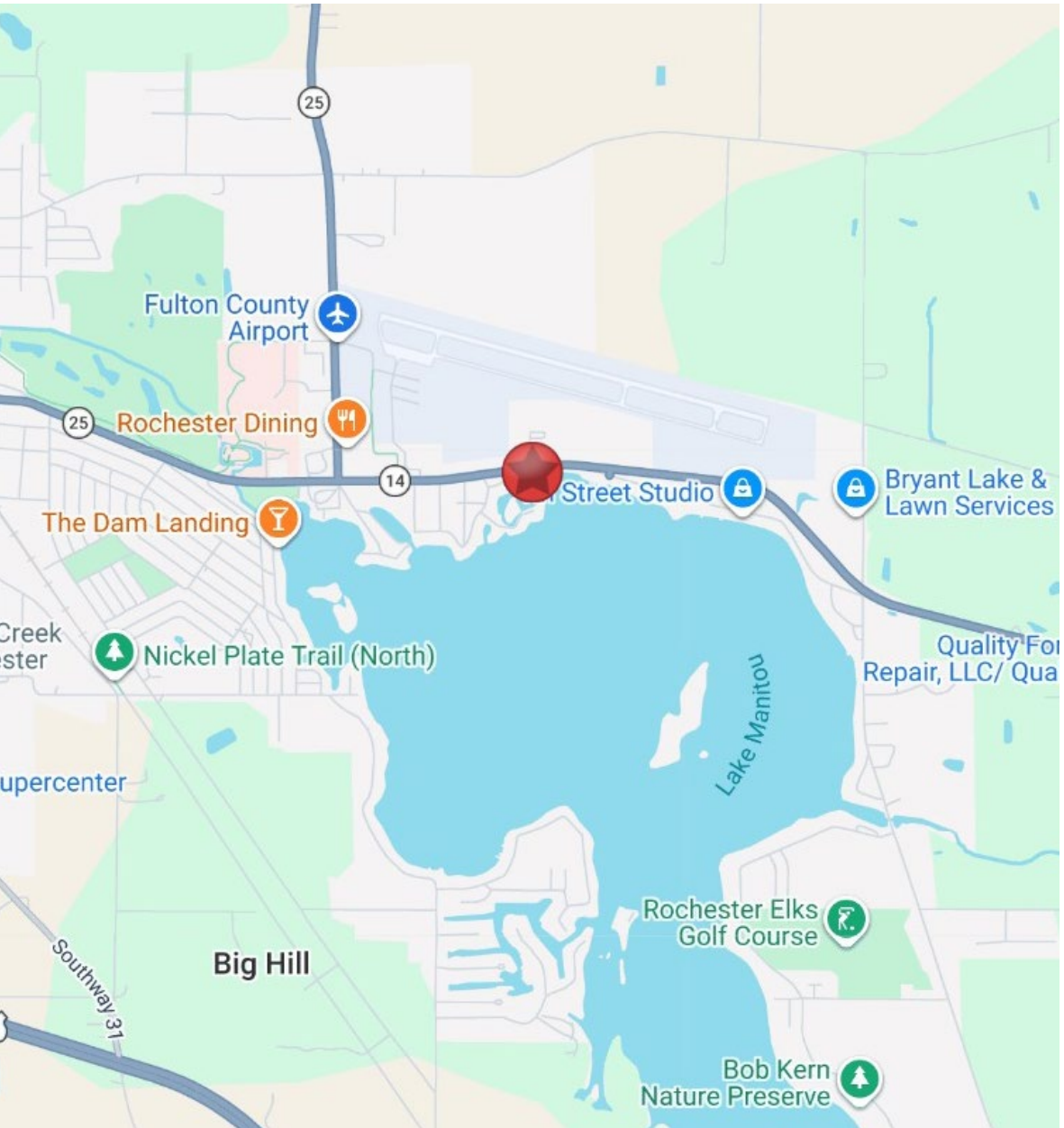




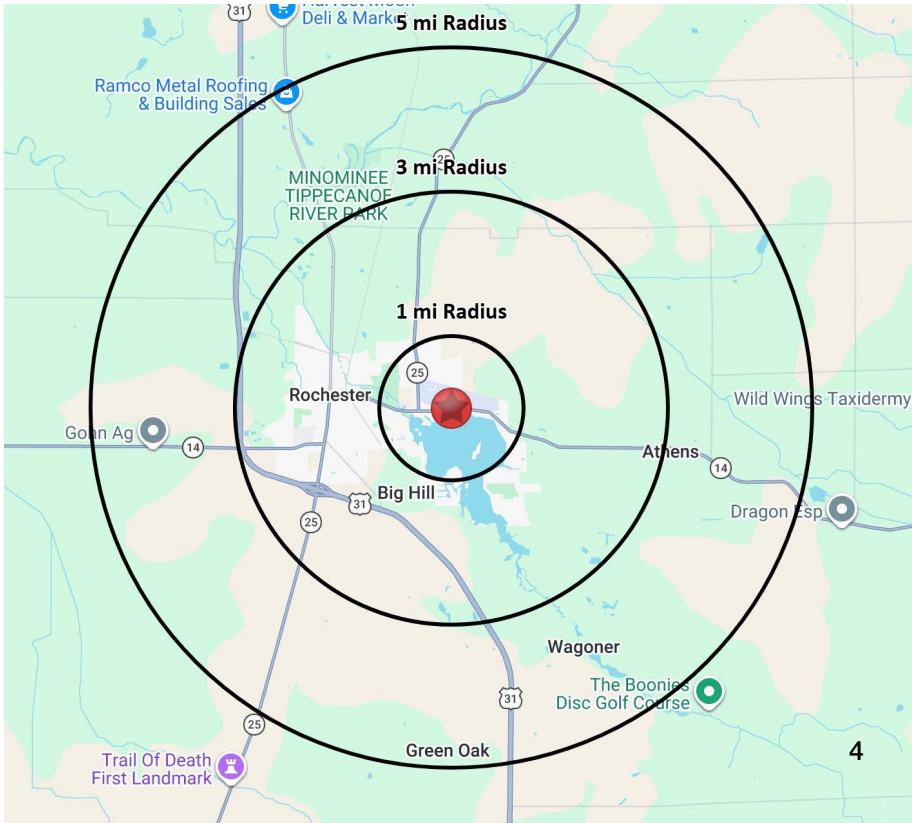


Location Overview

Located along East State Road 14 in Rochester, Indiana, the property enjoys a prominent lakeside setting directly on Lake Manitou. The location provides residents with convenient access to the lake while remaining close to the amenities and services available throughout the Rochester community. Its frontage along State Road 14 offers easy accessibility and visibility, while the waterfront setting adds to the property's residential appeal.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,422	8,540	10,362
HOUSEHOLDS	482	2,475	3,073
AVERAGE HOUSEHOLD INCOME	$99,333	$83,985	$88,986
MEDIAN HOME VALUE	$205,137	$169,091	$178,069



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