

**10202 W. 400 N.**  
**10202 W. 400 N., Michigan City, IN**

Office For Sale | Subtype(s): General, Medical



Site is approximately two acres some of which is improved with a paved 72 car parking area. Remaining land area is unimproved. The majority of the site is zoned County General Business. The building is 7,500 square feet of finished office space with an additional attached 900 square feet of finished garage (now computer and telecommunication area). There is approximately seventeen tons of HVAC capacity in two units servicing the structure and a four ton unit allocated for the computer room located within the garage (scheduled to be removed). Commercial Investment Transactions, Inc. has been advised that there is 400 amp, 120/208, 3 phase at the building, along with another 200 amp service, power supplied by Northern Indiana Puplic Service Company (NIPSCO). Michigan City supplies the water and sewer services LaPorte County is in the process of expanding the present two lane 400 North configuration to four lanes. Expansion is scheduled to begin during the 2007 building season. Owership will consider lease, sale or a combination of both. Basic net lease rate under consideration is \$9.50 per square foot; this lease rate will deliver a vanilla box to a financially qualified user under terms and conditions acceptable to owner. Annual Real Estate Taxes are approx. \$9,500.00 dollars. The facility is now available. It is our opinion that this property is strategecally located for the delivery of medical services as evidenced by the adjoining users.

---

**Garry Blumenfeld**  
Commercial Investment Transactions  
P O Box 928  
Beverly Shores, IN  
219-879-7985  
citi@niia.net

---

10202 W. 400 N.  
10202 W. 400 N.  
Michigan City, IN 46360

Listing #1004579  
Status: Active

---

---

## Location

---

### Property Location

Display Location?:	Yes
Street Address 1:	10202 W. 400 N.
State or Province:	IN
Country:	USA
Municipality/City:	Michigan City
Postal Code:	46360
Nearest MSA:	Michigan City-La Porte
County:	La Porte
Submarket Type:	Suburban

---

---

## General Information

---

### General Information

Listing Name:	10202 W. 400 N.
Sign Visible:	Yes

---

---

### Property Subtype/Proposed Use

Office Type:	General, Medical
Property Use Type:	Business, Net Leased Investment (NNN), Vacant/Owner-User

---

---

### Essential Information

Property Status:	Existing
Class of Space:	Class B
Building Size (RSF):	8,400 SF
Total Land Size:	2 Acres
Sale Price:	\$650,000
Sale Terms:	Cash to Seller
Zoning:	Business
Tax ID Number / APN :	11 05 17 200 026 / 11 05 17 200 017

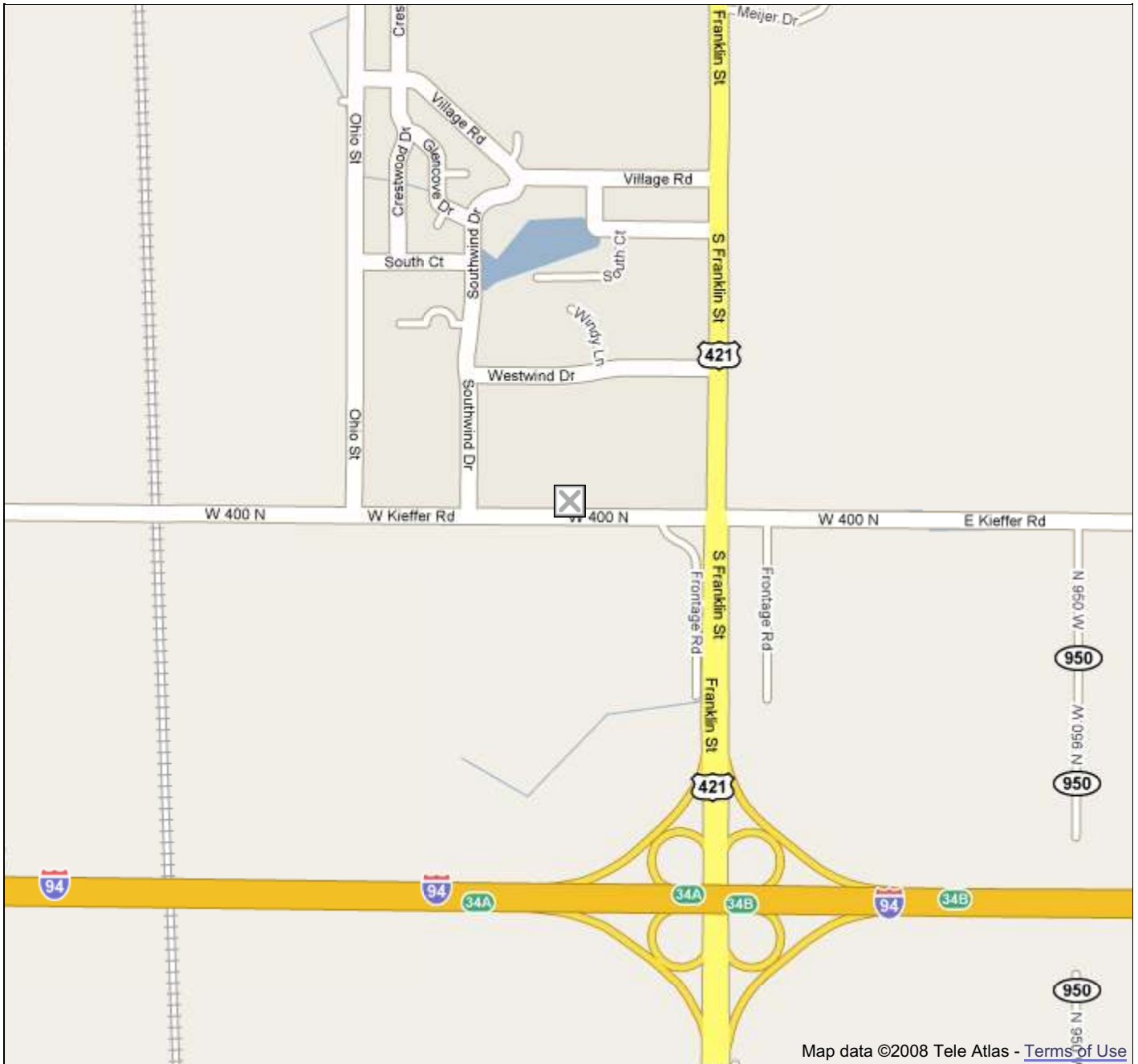
---

---

**Garry Blumenfeld**  
Commercial Investment Transactions  
P O Box 928  
Beverly Shores, IN  
219-879-7985  
citi@niia.net

10202 W. 400 N.  
10202 W. 400 N.  
Michigan City, IN 46360

Listing #1004579  
Status: Active



**Garry Blumenfeld**  
Commercial Investment Transactions  
P O Box 928  
Beverly Shores, IN  
219-879-7985  
citi@niia.net

---

10202 W. 400 N.  
10202 W. 400 N.  
Michigan City, IN 46360

Listing #1004579  
Status: Active

---



400 North



400 North



400 North

---

**Garry Blumenfeld**  
Commercial Investment Transactions  
P O Box 928  
Beverly Shores, IN  
219-879-7985  
citi@niia.net