

CENTURY 21 Middleton Company, Inc.
Phone: 219.874.2121 or 219.871.0001
Email: info@c21middleton.com

Commercial \$299,900

22456 square feet



1602 Tennessee Street, Michigan City, IN 46360

Over 22,000 sq. ft. of floorspace that could be used as warehousing or light industrial floorspace. Building has street side loading dock access to main floor. Site would lend itself to renovation for corporate offices, condominiums, apartments, etc.. Site is near State Highways and Interstate System and commuter rail line. Building currently has one tenant.



General Information

area: 522-Michigan City

status: Active

county: LaPorte

subdivision name: DeWlofe

Property Information

building dimensions: 102 x 123 approx.

location: Free Standing

lot measurement: S

square footage: 22456

building construction: Block, Brick, Concrete, Stone, Wood Frame

building exterior: Block, Brick, Wood Frame, Stone, Concrete

foundation: Block, Concrete, Stone

lot dimensions: 139 x 105 IR

number of stories: 2

year built: 1903

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Additional Property Information, 1602 Tennessee Street, Michigan City, IN 46360

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INTERIOR INFORMATION

ceiling type: Concrete, Other

floor finished: Concrete, Wood

misc inside: Lunch Room, Multi Tenant, Private Restrooms, Other

clear ceiling height: 12-16 approx.

EXTERIOR INFORMATION

misc outside: Other

roof structure: Flat

roof coverings: Other

UTILITY INFORMATION

air conditioning/ventilation: Zoned

heat ventilation: Ceiling Units, Other

utilities: Electricity on Site, Gas on Site, Water Municipal

electrical service: Other

FINANCIAL INFORMATION

tenant pays: Electric, Gas, Other

PARKING INFORMATION

parking spaces: 10

parking: None on Site, Fee Parking, Open Parking, Private Parking

MISCELLANEOUS INFORMATION

amenities: Docks Community

docks: COMM, EXTE

rail availability: None

frontage access: Interstate, US Highway, City Street, Public Road

potential use: Retail-Mixed Use, Retail-Stand Alone, Condominium, Industrial/Mfg, Warehouse/Shop, Office, Research & Develop, Multi Family, Restaurant/Food Serv, Medical Office, Storage Lockers, Zone Change Required, Other

current use: Retail-Stand Alone, Office

docks description: Common, Exterior

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Community Information for Michigan City, IN, 46360

General

Neighborhood	Small Town
Population	46317
Pop. density	612.8
Perc. male	49%
Perc. female	50%
Med. age	37.6
Avg. household	2.4
Med. income	\$38,792
Avg. inc. / capita	\$19,428

Housing

Median home value	\$110,000
Median age of homes	41.4
Home appreciation	3%
Homes - owned	61%
Homes - rented	27%
Homes - vacant	11%
Commuting by bus	1%
Commuting by carpool	11%
Commuting by auto	82%
Working at home	2%

Economy

Unemployment rate	5%
Recent job growth	-0.1%
Future job growth	2%
Sales tax	6%
Income tax	3%
Cost of living index	82.4

Crime

Violent crime risk index	6
Property crime risk index	6

* 10 is the highest risk and 1 is the lowest.

Education

HS graduates	80%
College - 2 year	4%
College - 4 year	9%
Graduate degree	5%
Exp. per stu.	6860
Stu. per teacher	16
Stu. per librarian	358
Stu. per counselor	309

Climate

Altitude	650
Rainfall (inches annually)	30.2
Snowfall (inches annually)	37.9
January avg. low temp	9.9
July avg. high temp	83.3
Days of precipitation annually	144
Days mostly sunny annually	173
Comfort index (during hot weather)	49

Family Facts

Currently married	46%
Never married	25%
Divorced	13%
Widowed	8%
Separated	5%
Married - w/ children	19%
Married - no children	28%
Single - w/ children	11%
Single - no children	39%

Health

Air quality	44
Watershed quality	33
Physicians per capita	163.8
Health cost index	100
Superfund site index	21
UV index	3.5

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