



COLUMBIA CITY, IN OFFICE BUILDING FOR SALE

A new Opportunity in the heart of
Columbia City has just arrived

Prepared by :
Santino Zurzolo
Corporate Commercial Group

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FOR SALE

OFFICE BUILDING



215 E VAN BUREN STREET
COLUMBIA CITY, IN

LIST PRICE: \$495,000

Key Features

- Van Buren Street Frontage
- Indiana state Road 205
- Flexible usage
- Income Generating
- Walk to Downtown CC
- 40+ Parking spaces
- Investment Opportunity
- Updated Roof (2019)
- 3,000 sqft single unit



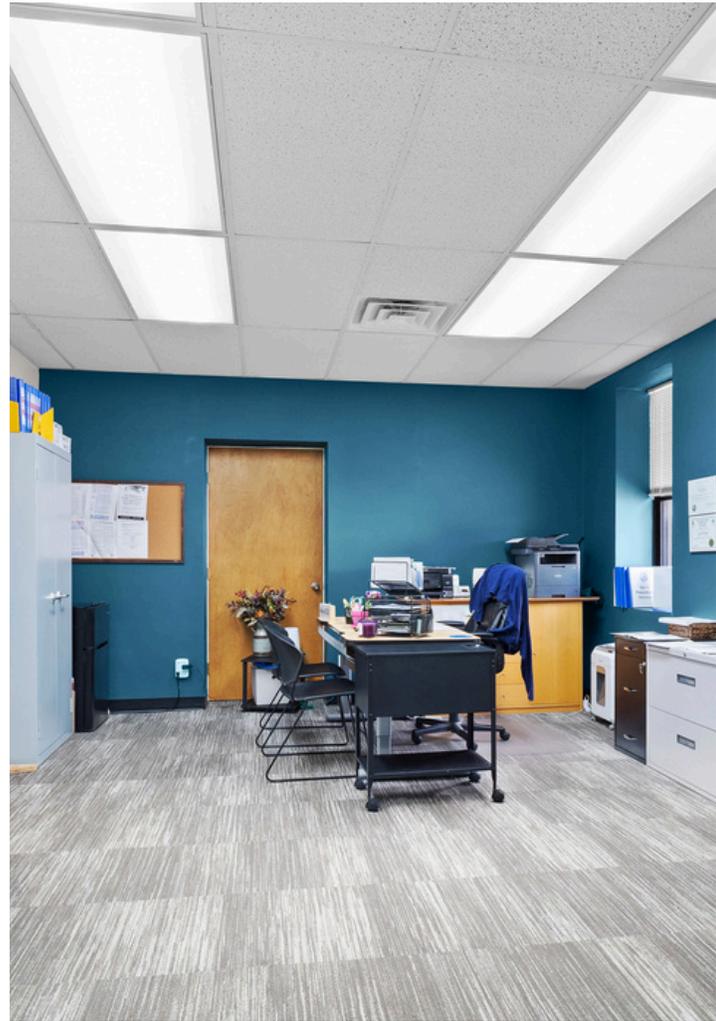
Strong opportunity for Investment | Institution usage

**Seize the opportunity to own a desirable commercial property
in the heart of Columbia City, Indiana**

Prime commercial property located just a short walk from the heart of downtown Columbia City, Indiana. This well-maintained building was originally designed for medical use but has evolved into a dynamic business incubator. Individual suites are currently leased to a variety of small businesses.

Building highlights

- 16 office spaces + Flex space
- 3,000 sqft single suite
- 4 Restrooms
- 5 Showers
- 3 Entrances
- Parking Lot (40+ Spaces)
- Medical / Office Construction
- Easily Accessible basement
- located on state road (5700)
VPD
- Walkability to downtown CC
- Central Heating / Air



260-740-1887
SANTINO ZURZOLO
ASSOCIATE BROKER

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Building Details

Detail	Information
Property Name	Columbia City Office Space
Address	215 E Van Buren Street
City, State, Zip	Columbia City, IN 46725
County	Whitley County
Township	Columbia Township
Parcel ID 1	92-06-11-500-409.007-004
Parcel ID 2	92-06-11-500-409.006-004
Annual Taxes	\$4,295.86
Price	\$495,000.00
Terms	Paid at closing
Site Acreage	0.2 acres
Zoning & Description	CB (Commercial Business)
Parking Count/Ratio	Dedicated Parking Lot
Nearest Interstate	I-69

Detail	Information
Property Type	Office / Institutional Space
Total Building Square Footage	13,580 SF
Year Built / Renovated	1897 / 2017
Number of Stories	2
Construction Type	Brick / Wood / Steel
Roof Type	Flat / Shingle
Heating	Central
Air Conditioning	Central
Sprinkled	No
ADA Compliant	Yes
Restrooms	4
Signage	Free-standing pole



Financial Snapshot

Rent Roll

Suite	Square Footage	Monthly Rent	Annual Rent	Rent per SF (Annual)
1	528 sq ft	\$680	\$8,160	\$15.45 / SF
1	135 sq ft	\$250	\$3,000	\$22.22 / SF
1	266 sq ft	\$374.45	\$4,493.40	\$16.89 / SF
1	524 sq ft	\$700	\$8,400	\$16.03 / SF
1	104 sq ft	\$309	\$3,708	\$35.65 / SF
1	435 sq ft	\$450	\$5,400	\$12.41 / SF
1	256 sq ft	\$350	\$4,200	\$16.41 / SF
199 (Gym)	3,000 sq ft	\$2,500	\$30,000	\$10.00 / SF

Occupancy & Leasing Upside

- Estimated 8,000 sq ft rentable office space
- Current occupancy approx. 60%



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Financial Snapshot

Current Annual Expenses

Category	Amount (Annual)
Property Insurance	\$5,265
Water & Utilities	\$7,608
Gas	\$4,284
Lawn Care	\$1,000
Cleaning Services	\$4,800
Door Locking System	\$580
Property Taxes	\$4,296
Internet	\$900

Operating Expenses: \$28,733

Disclosure: The operating expenses listed in this brochure are estimates and believed to be accurate. Upon request, exact bills or documentation can be provided to verify expenses.



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Revenue Summary

Scheduled Rent (Offices): \$37,361.40

Gym Lease (Suite 199): \$30,000.00

Total Annual Rental Income: \$67,361.40

Operating Expenses

Property Insurance: \$5,265

Water and Utilities: \$7,608

Gas: \$4,284

Lawn Care: \$1,000

Cleaning Services: \$4,800

Door Locking System: \$580

Property Taxes: \$4,296

Internet: \$900

Total Operating Expenses: \$28,733

Net Operating Income

Total Rental Income: \$67,361.40

Expenses: \$28,733

NOI: \$38,628.40

Investment Highlights

- Strong current NOI with upside
- Remaining vacancy allows for further growth
- Flexible for office, medical, education, fitness
- Value add potential through lease-up and updates

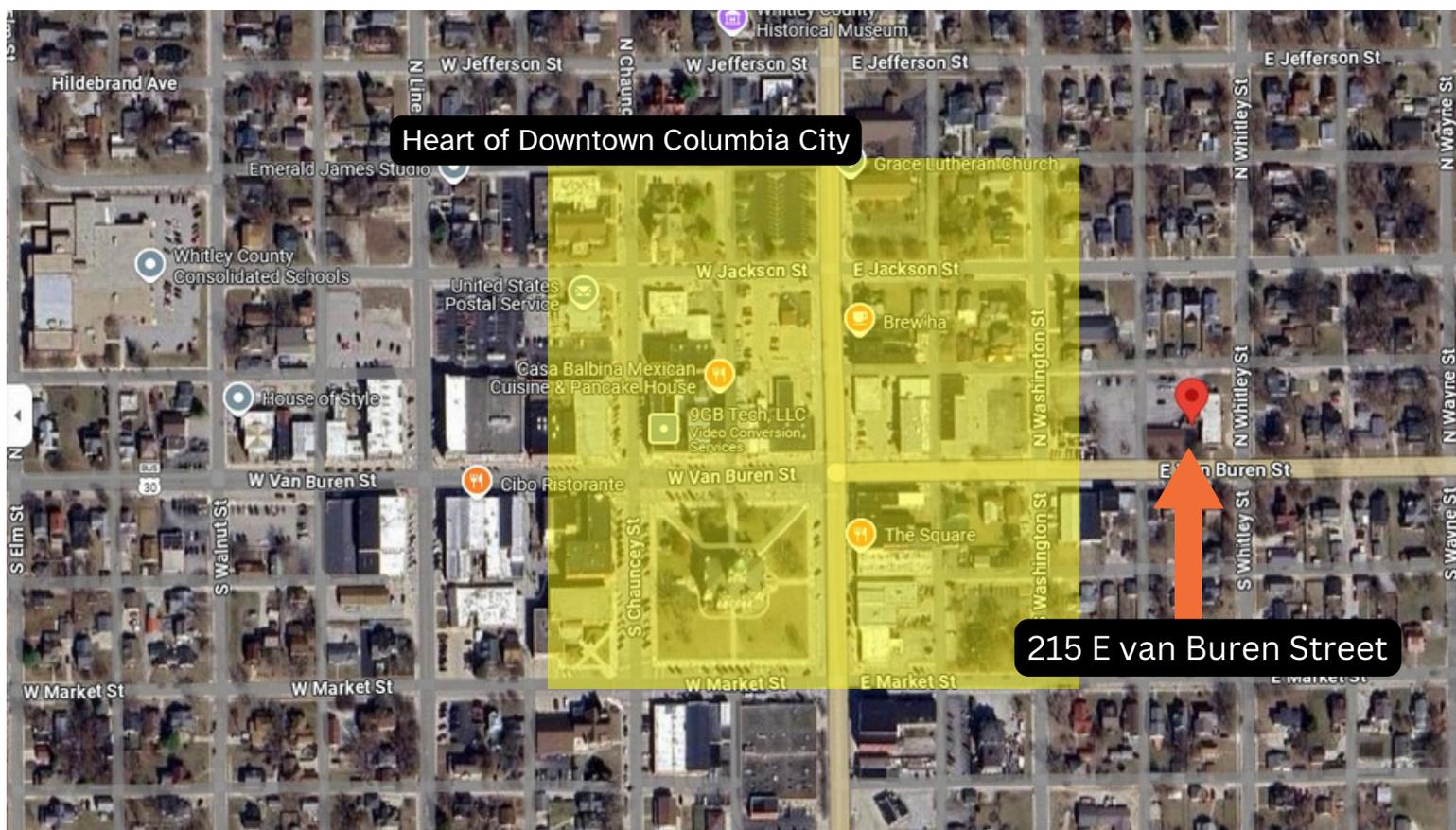


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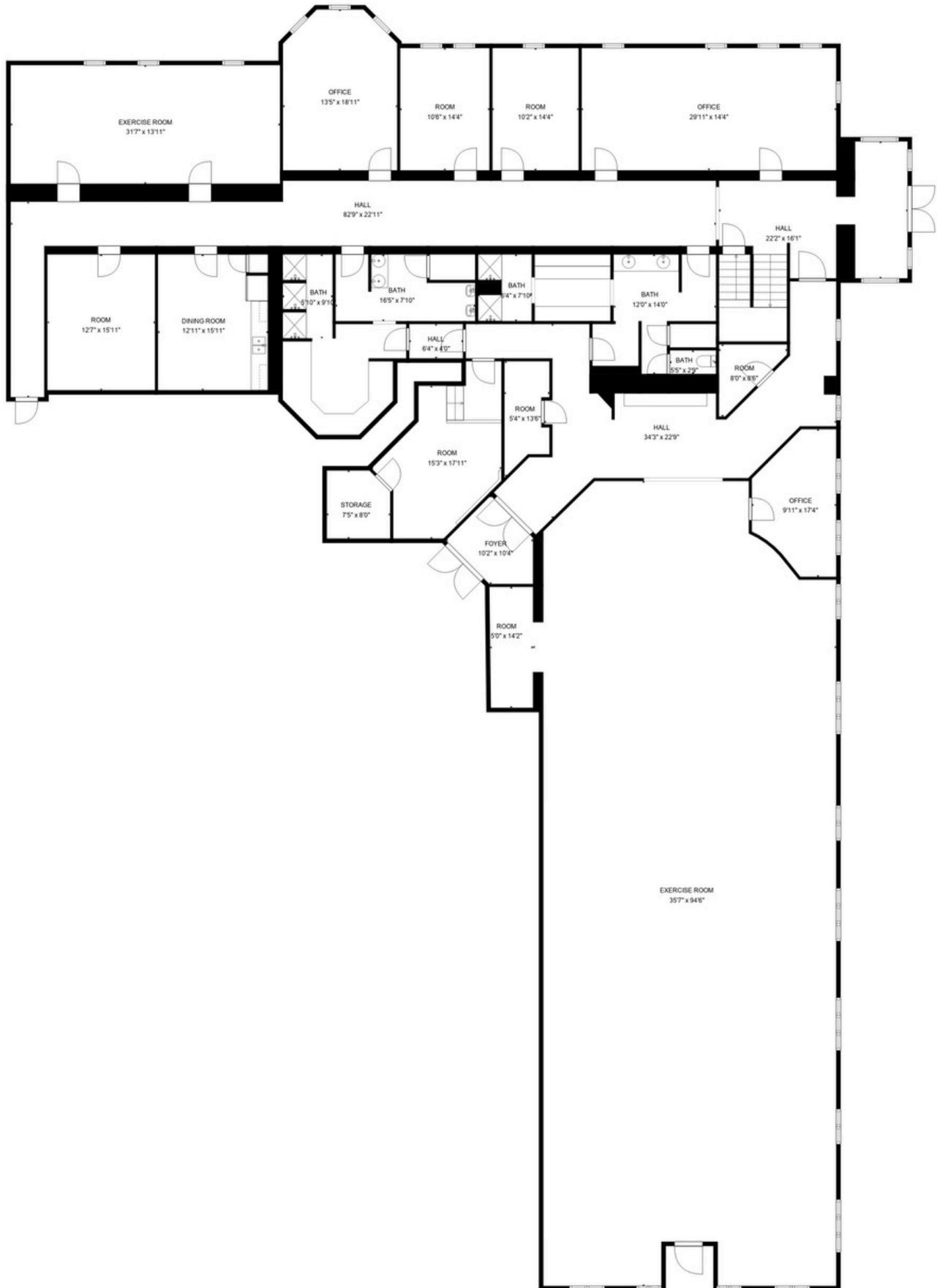
Just a one-minute walk from the heart of downtown Columbia City, this location offers outstanding walkability to local restaurants, cafés, shops, and essential services. Whether it's grabbing lunch at a nearby café or meeting clients in a vibrant, professional setting, the amenities surrounding this property add daily convenience and lifestyle appeal. The central location provides excellent visibility for businesses and makes it easy for staff and customers alike to enjoy everything downtown has to offer.

LOCATION LOCATION LOCATION

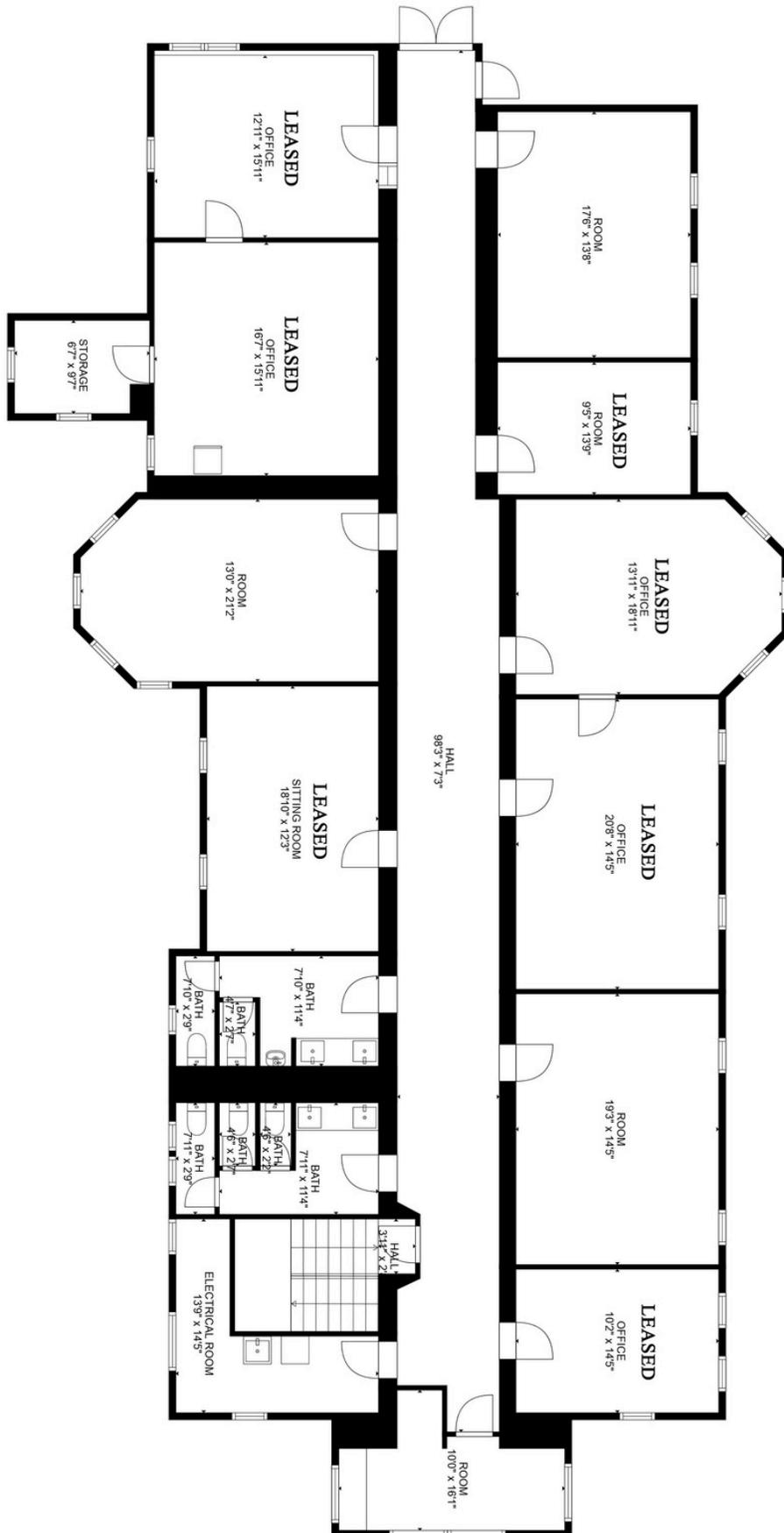


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First level Floor Plan



Second Level Floor Plan



GIS View



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Columbia City Employers

Employer	Industry	Number of Employees
Steel Dynamics (Structural Rail & Sales NA)	Steel Manufacturing	800-1,000+ (combined estimate)
Undersea Sensor Systems, Inc.	Underwater Sensors & Defense Technology	300-500 (estimate)
Parkview Whitley Hospital	General Medical and Surgical Hospitals	250-400 (part of Parkview Health)
Reelcraft Industries, Inc.	Hose Reels and Industrial Equipment Manufacturing	200-300 (estimate)
Micropulse, Inc.	Contract Medical Device Manufacturing	150-250 (estimate)
80/20, LLC	T-slot Aluminum Framing Systems Manufacturing	150-200 (estimate)
Impact CNC	CNC Precision Machining	100-150 (estimate)
ChromaSource, Inc.	Printing and Color Imaging Services	100-150 (estimate)
Walmart Supercenter	Retail	100-200 (estimate)
Autoliv ASP, Inc. (NEW addition)	Automotive Safety Systems (seatbelt components)	100-200 (estimate)

