

SALE

\$665,000

Commercial-Other

0.77 AC

408 West Main Street

North Manchester, IN 46962 US



<b>Property Type:</b>	Commercial-Other
<b>Year Built:</b>	2003
<b>Available Floors:</b>	1
<b>Zoning:</b>	CBD Central Business District
<b>Listing ID:</b>	K5G6PN
<b>MLS ID:</b>	201900041
<b>Style:</b>	Other Style



408 West Main Street North Manchester IN, 46962 US

Online Profile <http://www.cbcworldwide.com/properties/profile/K5G6PN-NorthManchester-IN>

## PROPERTY DESCRIPTION

8400 Sq. Ft building for sale. Two of three spaces currently under lease. Also boasts Anytime Fitness for sale (all equipment and rights under \$200,000). Current restaurant space and equipment available for lease and Anytime Fitness for lease. Docs are in order to show building profit for investor. Rare building of this type in North Manchester, hosting Manchester University. Easily accessible on Main Street.

## ADDITIONAL FEATURES

<b>Lot Size:</b>	0.77 AC
<b>Taxes:</b>	\$11,456
<b>Full Bath:</b>	6
<b>Development ID:</b>	None
<b>Pre-Wiring:</b>	Cable
<b>Exterior Description:</b>	Other
<b>Heating - Fuel Type:</b>	Gas, Other
<b>Cooling:</b>	Central A/C
<b>Flooring:</b>	Tile
<b>Roof:</b>	Metal Roof

Coldwell Banker Commercial The Real Estate Group

patrickm@coldwellhomes.com

Direct: 260-255-5501

260-255-5501

The Real Estate Group  
11625 Coldwater Rd.  
Fort Wayne, IN 46845

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations.

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This listing information should be independently verified before any person enters into a transaction based upon it.