

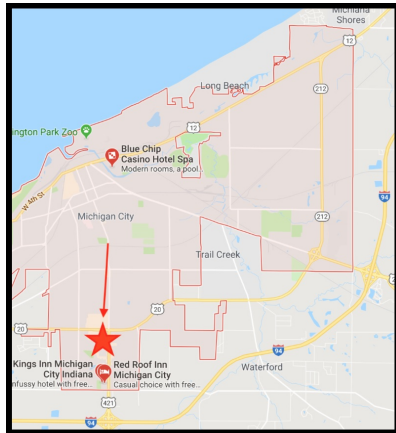
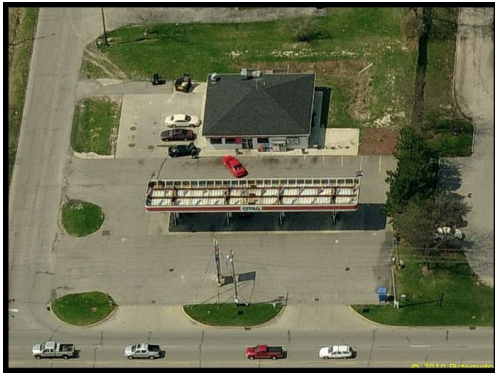


NWI COMMERCIAL REAL ESTATE

4341 FRANKLIN STREET
MICHIGAN CITY, IN 46360

LEASED GAS STATION OPPORTUNITY MARATHON / CONVENIENCE STORE

PROPERTY HIGHLIGHTS FOR SALE



- **PRICE: \$999,000.00**
- **PROPERTY TYPE:** Retail/Gas Station
Marathon Gas Station & Convenience Store
leased Investment Property
- **Parcel ID:** 45-05-08-426-017.000-009
- **LOCATION:** Exit 421 North I-94 North of
Walmart Super Center, Panera Bread and
Olive Garden. Michigan City, Indiana
- **OVERVIEW:** Built 2005, masonry structure,
2,240SF convenient store, 30 spaces/10.00
ratio, Daytime traffic count 30,000 +/-, Pylon
Sign. Sits on 163' Franklin Street Frontage
the heart of Michigan City Retail Corridor
- **USAGE:** Gas Station/Convenience Store

Bob Macmahon
Investment Sales Consultant
Lic# 14020272
219-617-22511
Bobmacmahon@nwicre.com

Belinda D Schuster, CCIM
Net Investment Sales
Lic.# 14041809
219-309-9450
Belinda@nwicre.com



www.nwicre.com

158 S Napoleon Street, Suite 106, Valparaiso, IN 46383



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