

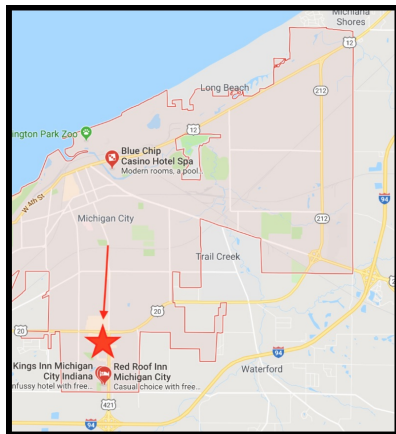
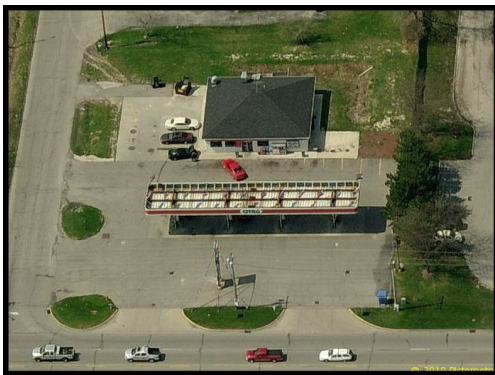


NWI COMMERCIAL REAL ESTATE

4341 FRANKLIN STREET - MICHIGAN CITY, IN

LEASED GAS STATION OPPORTUNITY MARATHON / CONVENIENCE STORE

PROPERTY HIGHLIGHTS FOR SALE



- **PRICE: \$999,000.00**
- **PROPERTY TYPE:** Retail/Gas Station
Marathon Gas Station & Convenient 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

Belinda D Schuster, CCIM

Investment Sales

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