

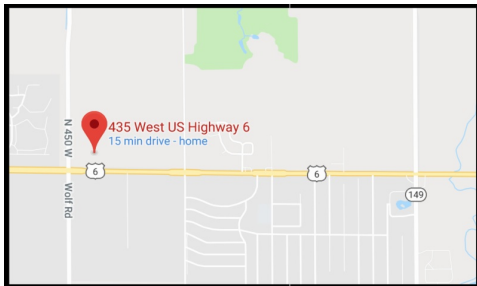


## NWI COMMERCIAL REAL ESTATE

435 W US HIGHWAY 6  
PORTAGE, IN 46368

### INDUSTRIAL WAREHOUSE MIXED MULTI-USE COMPLEX 2.9 ACRES +/-

### PROPERTY HIGHLIGHTS FOR SALE



#### Investment/End User Opportunity

- **PRICE: \$675,000.00**
- **LOCATION:** Sits on US Highway 6 East of Wolf Rd and 1/2 mile West of South Haven
- **OVERVIEW:** A multi mixed use complex (2) residential home, Use car lot and office (1,000 SF +/-), Auto Repair shop (1,600 SF +/-), Large 7,200 SF repair shop, Original buildings upgrade, small and large repair shops added in 2001 & 2004.
- **LEASED:** Financials provided upon request
- **USAGE:** Mixed use auto repair and Auto Repair

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