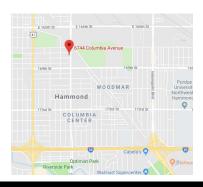


## **NWI COMMERCIAL REAL ESTATE**

6744 Columbia Avenue Hammond, IN 46324

## Office/ Veterans Lodge PRICE REDUCTION: \$89,000 Zoned C-1 Local Commercial District





## PROPERTY HIGHLIGHTS FOR SALE

## **FOR SALE**

- PRICE: \$89,000 (PRICE REDUCTION)
- Parcel ID: 45-07-07-181-022-000.023
- ZONED: C-1 Local Commercial District
- LOC ATION: Sit with Columbia Ave Frontage between Indianapolis Blvd, and Calumet Avenue 3.5 mile to I-90 and I-94/80 approximately a 10 minute drive. A transitioning area along Columbia Avenue to a zoning C-1 local Commercial District
- OVERVIEW: Property was used as meeting place for American Legion Maywood members. 3,425 SF building main floor has 2 small private office, with meeting room, kitchen and bathroom. Lower level basement has a full bar. Property needs some TLC. There are separate heat zoning for lower level and main level with a security system in place. Approximately 20 car paved parking lot small detached storage garage.
- **USAGE:** Deli, groceries, baked goods, dry goods, offices of general business, architect, real estate agent, accountants, child care center, small appliance repair, restaurant carry out/take out residential above 1st floor.

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