



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
- **LOCATION:** 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.

Bob Macmahon
Investment Sales Consultant
Lic# 14020272
219-617-2251
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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