



NWI COMMERCIAL REAL ESTATE

700 E 81st - Merrillville, IN 46410

RETAIL /SERVICE STATION OPPORTUNITY

ZONED Highway Commercial



PROPERTY HIGHLIGHTS FOR SALE

RETAIL/GAS STATION OR DEVELOPMENT

- **PRICE:** \$1,250,000.00
- **Parcel ID:** 45-12-22-153-009-000-030
- **LOCATION:** Lighted intersection US Hwy 30 at entrance to Radisson Hotel Conference Center. Merrillville, Lake County, Indiana 186' US Hwy 30 Frontage
- **OVERVIEW:** High profile with potential development opportunity Site is the last development sites on this section of US 30 corridor. Retail Service station (950SF +/-) built 1988, 25 space/10.0 Parking ratio, .64 AC
- **USAGE:** Gas station or development opportunity (zoning to be verified)

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