



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: \$945,000.00**
- **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 currently closed can be reactivated or development opportunity

Bob Macmahon
Investment Sales Consultant
Lic# 14020272
219-617-22511
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



NWI Commercial Real Estate, LLC. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question 4/18