

WALNUT CREEK CHURCH

2033 S 150 W, WARSAW, IN 46580

SPECIAL PURPOSE
PROPERTY
FOR SALE



FOR MORE INFORMATION, CONTACT:

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2008 E. CENTER STREET WARSAW, IN 46508 BRIANPETERSONGROUP.COM



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REAL ESTATE



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OFFERING SUMMARY

Sale Price:	\$925,000
Building Size:	20,149 SF
Available SF:	
Lot Size:	2 Acres
Number of Units:	1
Price / SF:	\$45.91
Year Built:	1966
Zoning:	Public Use
Traffic Count:	9,841

PROPERTY OVERVIEW

Excellent location. Just a few minute commute to Downtown. Located on SR 15 in Warsaw with High Visibility from Hwy. Lighted intersection, paved parking.

PROPERTY HIGHLIGHTS

- High Traffic Location
- Used as Worship Center
- Finished Basement
- On-site Parking
- Additional Parking on Adjacent Lot (paved)
- High Visibility Location

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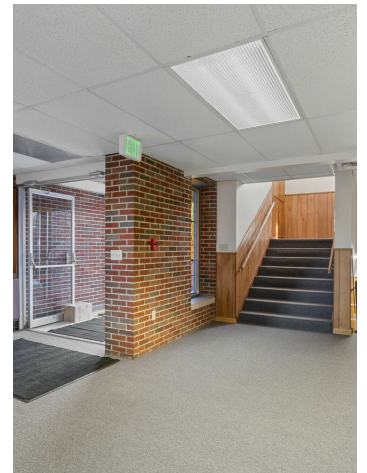
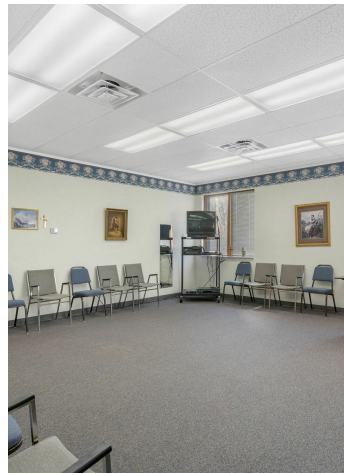
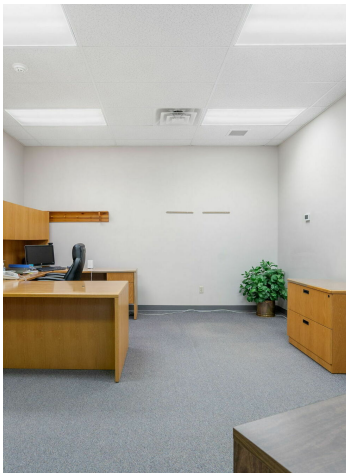
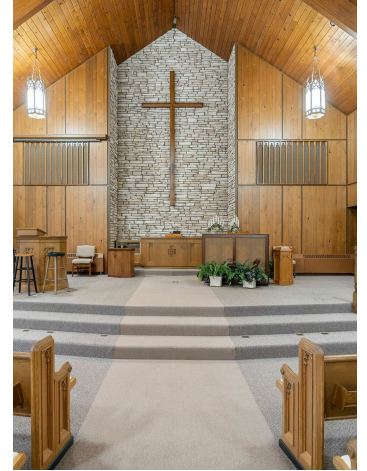


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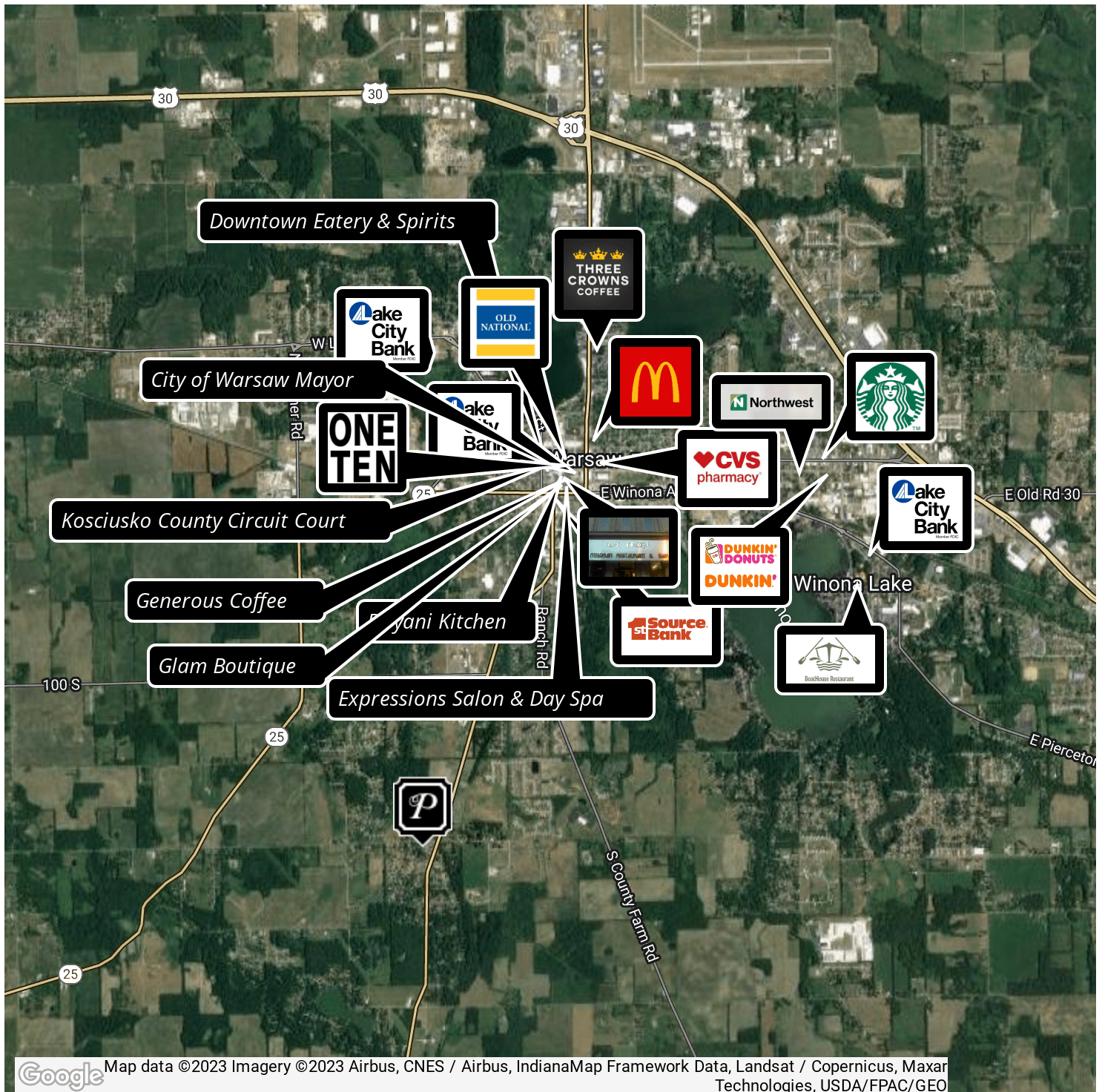


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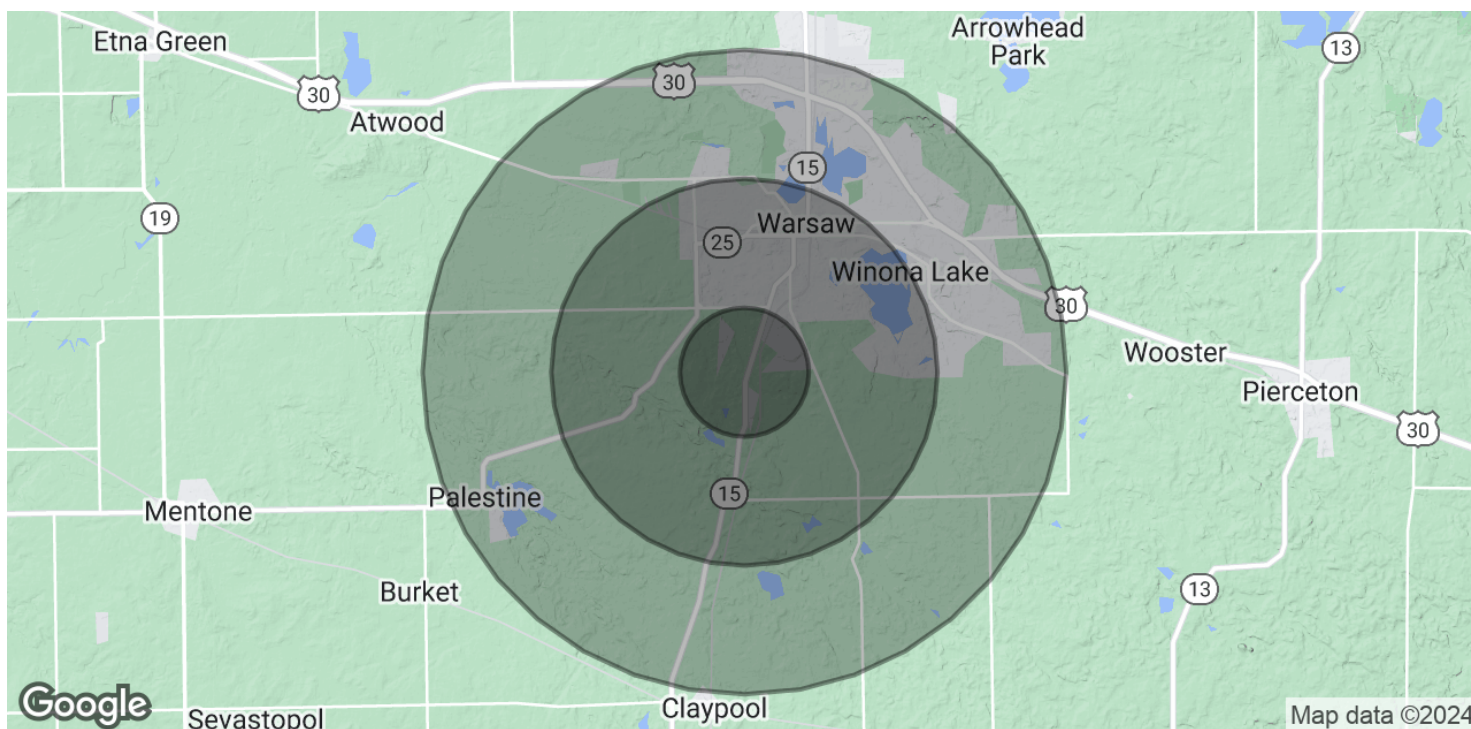


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,096	14,087	29,065
Average Age	40.1	36.3	36.5
Average Age (Male)	42.8	35.2	34.9
Average Age (Female)	40.0	37.4	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	439	5,768	12,275
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$98,206	\$73,151	\$71,663
Average House Value	\$243,647	\$158,607	\$157,209

2020 American Community Survey (ACS)

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