

Office Building For Sale/Lease

1530 119TH ST, WHITING, IN 46394



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$649,000
Price / SF:	\$143.08
Available SF:	4,536 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	0.09 Acres
Year Built:	2010
Building Size:	4536 SF
Zoning:	C-DB-SZ (Downtown Business Special Zone District)

PROPERTY HIGHLIGHTS

- Well maintained building in Downtown Whiting available for lease or sale
- Great Visibility/Exposure off 119th Street
- Perfect for an owner user looking to open their business in NWI
- Low Indiana Taxes
- Prime Location with easy access to IL and NWI
- Variety of perfect uses available for retailers/office users



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PROPERTY DESCRIPTION

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A modern, well-appointed commercial photography studio and office space, constructed in 2010. This one and part two-story walk-up building, located with prime frontage on 119th Street, offers an impressive 4,536± square feet of space. The exterior boasts an attractive design with brick and stone decorative highlights, making a strong visual statement. Inside, the property features high-grade finishes, including a variety of flooring options such as tile, carpeting, concrete, or laminate, complemented by painted gypsum board walls and ceilings. The thoughtful layout includes a main public entrance that opens to a welcoming customer reception area, private offices, and rear service and shop areas. The second floor, accessible via a walk-up, extends the functional space with an additional reception area, more offices, and a rear studio space. This property, in excellent physical condition, is equipped with modern mechanical, HVAC, plumbing, and electrical systems, ensuring operational efficiency. Ideal for commercial services or office use, this property promises a blend of style, functionality, and prime location.

LOCATION DESCRIPTION

The subject property is ideally situated along the south side of 119th Street, nestled between Pennsylvania Avenue to the west and White Oak Avenue to the east, in Whiting, Indiana. This location places the property right in the heart of the city's traditional central business district, ensuring high visibility and easy access – key factors for commercial success. Whiting is a city located in the Chicago Metropolitan Area in Lake County, Indiana, which was founded in 1889. The city is located on the southern shore of Lake Michigan. It is roughly 16 miles from the Chicago Loop and two miles from Chicago's South Side. Whiting is home to Whiting Refinery, the largest oil refinery in the Midwest. The population was 4,997 at the 2010 census.



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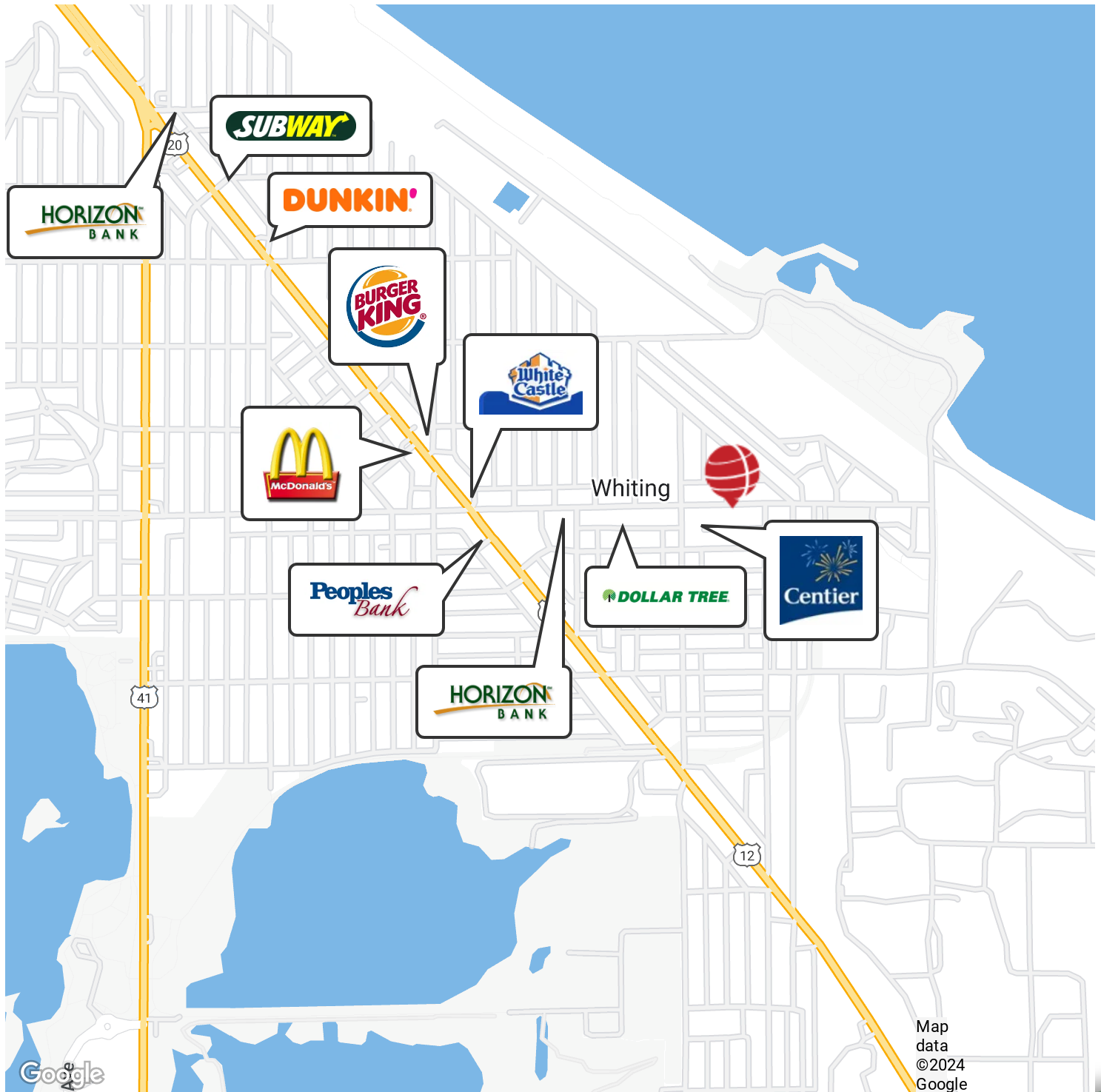
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RETAILER MAP



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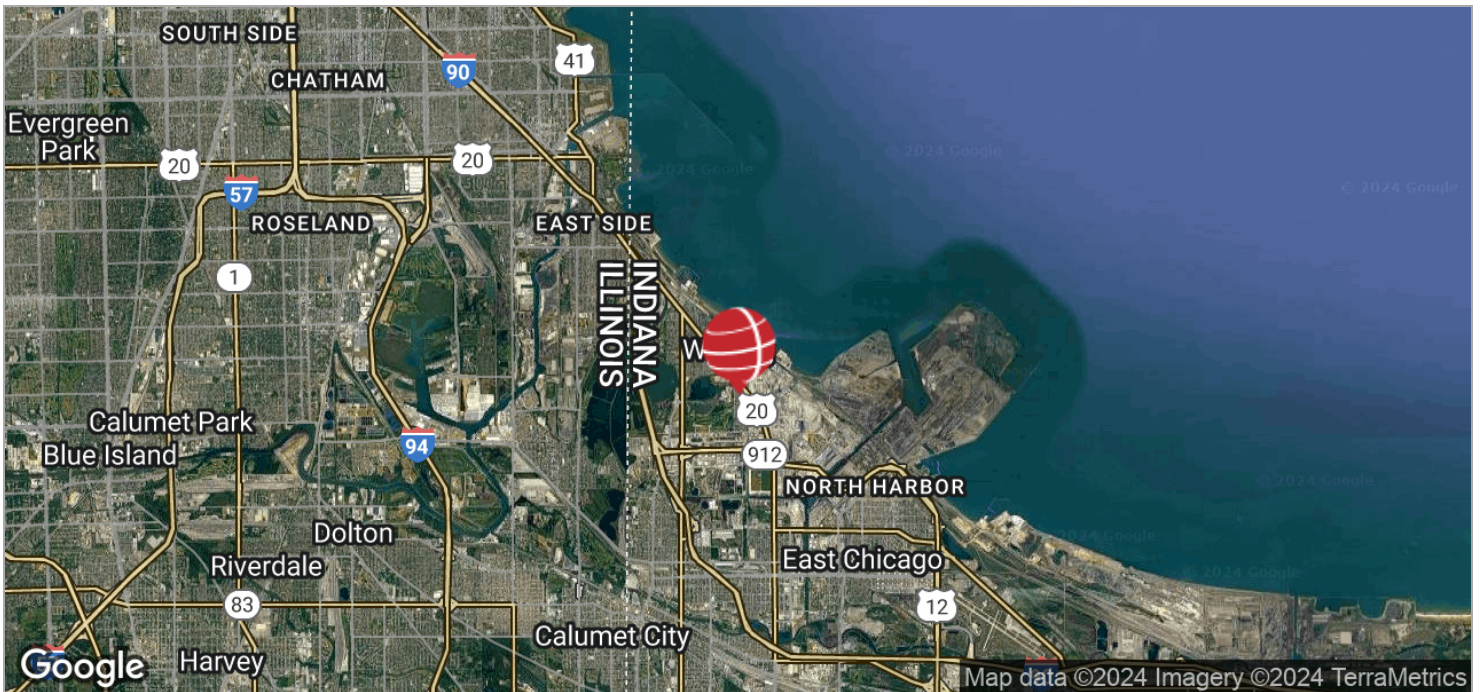
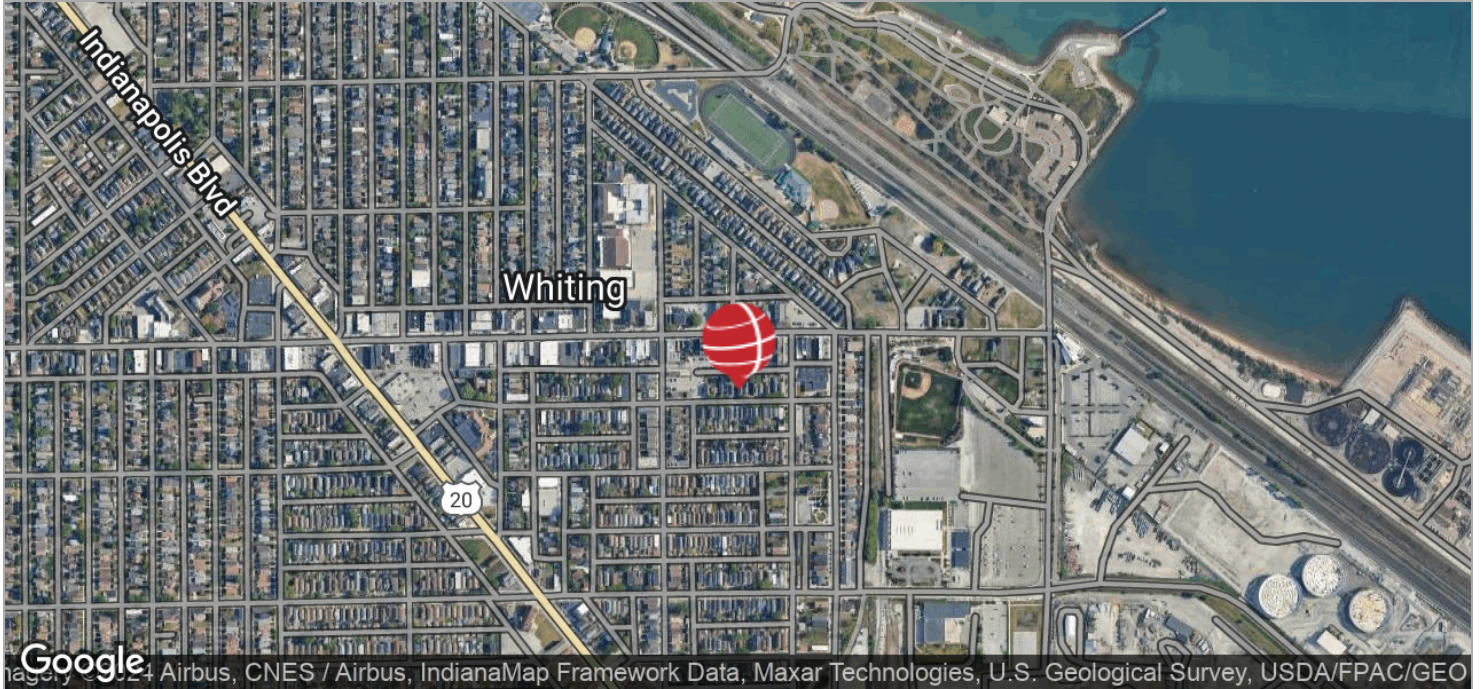
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LOCATION MAPS



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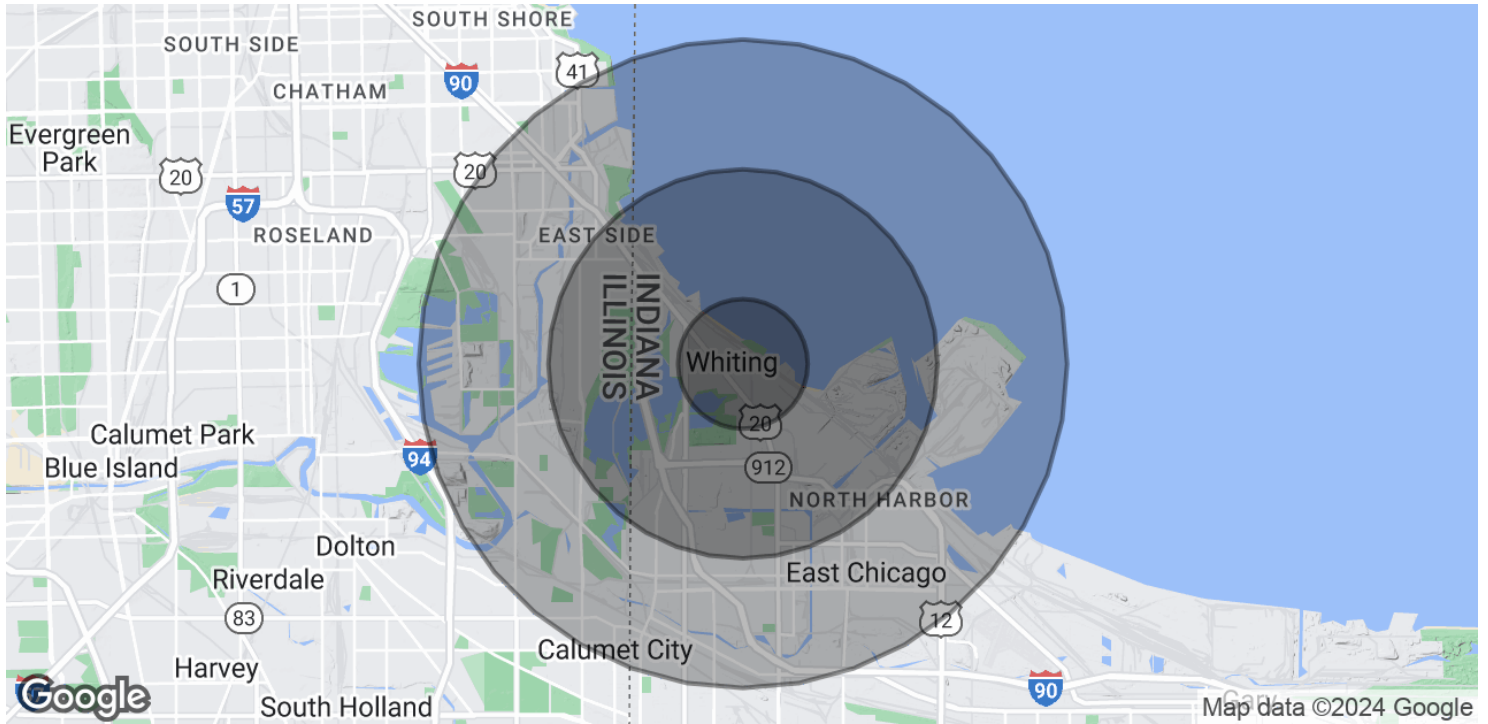
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,557	35,904	125,729
Average Age	37.6	36.1	35.6
Average Age (Male)	36.9	36.1	34.3
Average Age (Female)	40.6	37.5	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,390	14,122	53,523
# of Persons per HH	2.2	2.5	2.3
Average HH Income	\$58,586	\$61,380	\$47,495
Average House Value	\$135,241	\$125,942	\$103,385

* Demographic data derived from 2020 ACS - US Census

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