

\$225,000

PROPERTY HIGHLIGHTS

Total SF: 4,160 SF

Acreage: .27

Parking: 10 + common area spaces

1st Floor: 2,080 SF- 7 Offices (4 Leased)

Lower Level: 2,080 SF-Vacant

Restrooms: 2 upstairs/1 downstairs

Monthly Income: \$1,040

Average Utilities: \$325/month

Property Taxes: \$6,700- 2025 pay 2026

Association Fees: \$600/month

2801 E. Bristol St Elkhart, IN 46514



PROPERTY DETAILS

Located in the Kenneth Shultz Professional Village on busy East Bristol Street.

2801 E Bristol Street offers a main floor with 7 offices (4 Leased), shared reception area, shared breakroom and 2 restrooms. Finished lower level has two entrances, 3 large open areas, a smaller private office and a full bath.

This property has existing rental income with 4 tenants. Three vacant offices on the 1st floor provide opportunity for the new owner to rent out our use for their own operation.

Exterior maintenance, snow plowing, trash service, security system and property insurance are managed by the association, paid by owner monthly-\$600.00

Please call Scott for more information or a property tour



Make contact.

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1st Floor Layout

