

East Lincoln Building

1715 East Lincoln Avenue, Goshen, Indiana

BUILDING FOR SALE

PROPERTY DESCRIPTION

This former garage is 11,640 square feet with 9.19 acres of land that is zoned B-3 Commercial. The building features one 12' x 16' and ten 14' x 16' overhead doors, a wash bay, 480v/3 phase power and more. Building could easily be converted to accommodate many uses.

Situated on the east side of Goshen, the building provides convenient access to several regional markets via SR 15 and US 33.

For Sale: \$1,150,000



PROPERTY FACTS

- 11,640 sf steel building
- Zoned B-3 Commercial
- Municipal water and sewer
- Originally constructed in 1971 with multiple additions
- Clear height in the building is approximately 16'
- 1,620 sf pole barn that is separate from the main building
- Ample parking for multiple commercial vehicles
- Taxes 2025PAY2026: \$26,478.68

**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

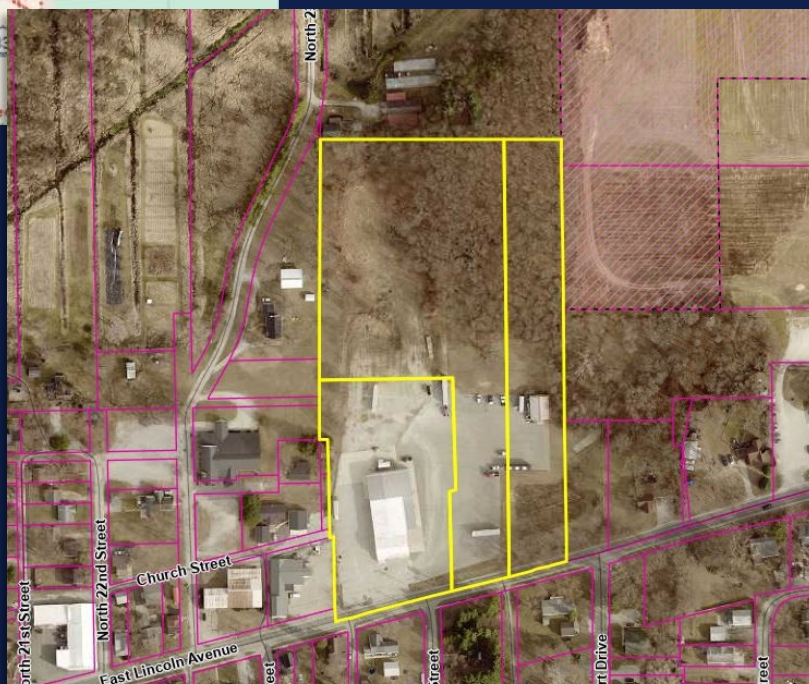
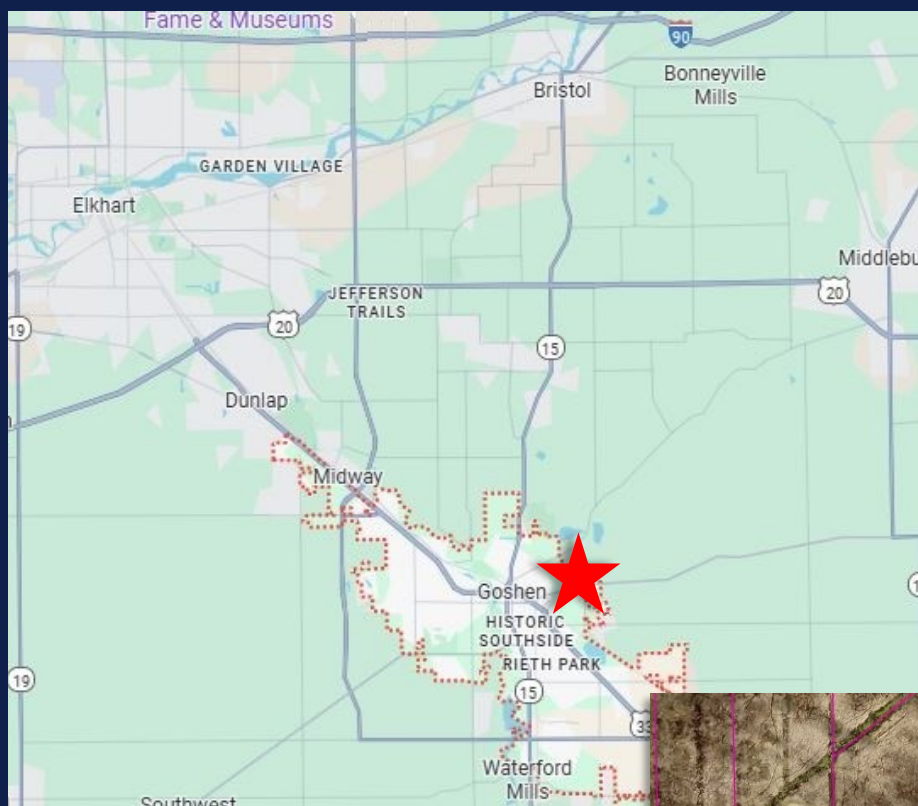
Post Office Box 1322
Elkhart, Indiana 46515

574-285-1580

pete@aftonkeyser.com
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Exterior Photos



Interior Photos



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BUILDING

Building SF:	11,640
Office/Showroom:	1,000 +/-
Warehouse:	10,640
Construction Status:	Existing
Primary Use:	Light Manufacturing
Year Built:	1971
Year Refurbished:	Addition in 2014
Construction Type:	Pre-Engineered Steel
Roof Type:	Metal
Floor Type:	Concrete
Floor Thickness:	Unknown
Lighting Type:	LED
Fire Suppression:	None
Clear Height:	16'
Restroom:	Yes - Office
Heat:	Gas-forced Air & Oil

UTILITIES

Gas:	NIPSCO
Water:	Municipal
Sewer:	Municipal
Power:	480v / 3-Phase
Power Supplier:	NIPSCO

LOADING & DOORS

# Ext. Docks:	0
Total Overhead Doors:	11 (10 - 14' x 16')
Loading & Doors Comments: Wash bay on the north section in the building.	

SITE

Land Size (Acres):	9.19
Zoning:	B-3 Commercial
Access:	Lincoln Avenue
Topography:	Flat

DEED RESTRICTION RECORDED AT SALE BELOW (Unit)

Neither the Property nor any portion thereof shall be used as, and Buyer specifically covenants with Seller not to directly or indirectly use the Property or any portion thereof, as or to permit the Property or any portion thereof to be used for: (i) a full service vehicle leasing and/or a commercial or consumer vehicle rental facility, (ii) the provision of third party logistics services, (iii) third party vehicle maintenance; provided, however, and for avoidance of doubt, this restriction shall not apply to maintenance of Buyer's own vehicles when such maintenance is performed by Buyer; or (iv) the sale of used vehicles, in any case by Buyer or its successors or assigns, or by any of their respective tenants, employees, affiliates, or independent contractors, or any of their respective successors or assigns, for a period of seven (7) years from the date of this Deed (the "Restrictive Covenants"), at which time (provided Buyer is not then in breach of such restriction) such Restrictive Covenants shall terminate and be of no further effect. The Restrictive Covenants are made for the benefit of Seller, its affiliates, successors, and assigns (the "Seller Parties"). The Seller Parties are specifically given the right to enforce the foregoing Restrictive Covenants by injunction or other legal or equitable proceeding, and to recover damages (including without limitation reasonable attorneys' fees) resulting from any violation hereof. If any of the Restrictive Covenants, or any part thereof, is held by a court of competent jurisdiction or any foreign, federal, state, county or local government or other governmental, regulatory or administrative agency or authority to be invalid, void, unenforceable or against public policy for any reason, the remainder of the Restrictive Covenants shall remain in full force and effect and shall in no way be affected, impaired or invalidated, and such court, government, agency or authority shall be empowered to substitute, to the extent enforceable, provisions similar thereto or other provisions so as to provide to the Seller Parties, to the fullest extent permitted by applicable law, the benefits intended by such provisions.

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