



# COMMERCIAL BUILDING FOR SALE

Prime commercial opportunity on nearly 1 acre in a high-traffic, high-visibility location. This renovated B-3 zoned building sits directly along the Oak Savannah/Duneland Prairie (USBR #36) bike trail from Chicago to New Buffalo and offers 2,600+ sq ft of flexible space ideal for retail, service, restaurant, or office use, with excellent exposure, ample parking, and easy access to major highways.

**LISTING PRICE:**

# \$475,000

[www.trailblazersbikebarn.com](http://www.trailblazersbikebarn.com)  
11 N Hobart Rd.  
Hobart, IN 46342  
[www.facebook.com/Trailblazersbikebarn](http://www.facebook.com/Trailblazersbikebarn)

## PROPERTY FEATURES



18 parking spaces



1 Bathroom



Cafe Space



2,600+ sqft



**COLDWELL BANKER**  
REAL ESTATE GROUP

Jacquelyn Brubaker-Broker



219-973-9376