

**LISTING DETAIL - COMMERCIAL**

**MLS #** 202513840  
**Status** Active  
**Property SubType** Office  
**Address** 612 E Bristol Street  
**Unit #**  
**City** Elkhart  
**State** IN  
**Zip** 46514  
**Area** Elkhart County  
**Class** COMMERCIAL  
**Listing Price** \$350,000

**PRESENTED BY**

**Steve Miller**  
**RE/MAX Results-Goshen**  
**Office: 574-533-9581**  
**Office: 574-533-9581**  
**2134 Elkhart Rd.**  
**Goshen IN 46526**  
**steve@startwithstellar.com**

**LISTING OFFICE**

RE/MAX Results-Goshen

**Seller Concessions Offer Y/N****Seller Concession Amount \$****GENERAL**

<b>Parcel# ID</b>	20-02-32-281-013.000 -027	<b>Year Built</b>	2004	<b>Total Restrooms</b>	3
<b>Cap Rate</b>		<b>New Construction</b>	No	<b>Interior Height</b>	8 feet
<b>Auction Y/N</b>	No	<b>Years Established</b>		<b>Ceiling Height</b>	8 feet
		<b>Construction Type 1</b>	conventional	<b>Column Spacing</b>	2'
		<b>Construction Type 2</b>		<b>Ingress/Egress</b>	Concrete
<b>Township</b>	Osolo	<b>Number of Buildings</b>	1	<b>Currently Leased Y/N</b>	Yes
<b>Inside City Limits</b>	Yes	<b>Stories</b>	1.0	<b>Equipment Y/N</b>	No
<b>City Zoning</b>	B-1 Neighborhood Business District	<b>Known UG Strge Tanks Y/N</b>		<b>Waterfront Y/N</b>	No
		<b>Knwn Soil/Oth Cntmin. Y/N</b>		<b>Water Type</b>	
<b>County Zoning</b>		<b>Parking</b>	Yes	<b>Water Access</b>	
<b>Zoning Description</b>		<b>Parking Type</b>	on-site	<b>Water Name</b>	
<b>LotSzSF</b>	22,216	<b>Road Access</b>	City	<b>Water Frontage</b>	
<b>LotSzAcr</b>	0.5100				
<b>Lot Dimensions</b>	.51 acre				

**FEATURES**

<b>BASEMENT/FOUNDATION</b> Full Basement, Partially Finished, Outside Entrance Only, Outside Entrance	<b>SPECIAL FEATURES</b> Basement, Office Space, Public Restrooms, Reception Area
<b>HEATING/FUEL</b> Gas, Forced Air	<b>PROPOSED FINANCING</b> Cash, Conventional
<b>COOLING</b> Central Air	<b>EXEMPTIONS</b> No Exemptions
<b>EXTERIOR</b> Stone, Vinyl	<b>DOCUMENTS AVAILABLE</b> Legal Description
<b>SALE INCLUDES</b> Building, Land	<b>PRESENT USE</b> Medical/Dental, Professional, Other
<b>FIRE PROTECTION</b> City	<b>FENCE</b> None
<b>ROOF MATERIAL</b> Asphalt	<b>LOCATION</b> City
<b>INTERIOR WALLS</b> Drywall	
<b>FLOORING</b> Carpet	
<b>PARKING</b> Off-Street, Paved	
<b>INTERNAL ROOMS</b> Office, Storage, Workroom	
<b>WATER UTILITY</b> City	
<b>SEWER</b> City	

**FINANCIAL**

**Annual Taxes** \$9,614.02  
**Tax Abatement** No  
**Year Taxes Payable** 2025 pay 2026  
**Owner RE License Y/N** No  
**Possession** Subject to tenants rights

**BUILDING INFORMATION**

	Abv Grd Sqft	Blw Grd Sqft	Story	Fin Off Sqft
Building 1	2,108	2,108	1	3,716
Building 2				
Building 3				

**DIRECTIONS / REMARKS**

**Directions to Property** E. Bristol Street b/t Cassopolis Street and Johnson Street - North side of the street - Access off of Columbian Ave.

**Remarks** Discover the flexibility and opportunity offered by this well-maintained commercial building, featuring over 3,700 square feet of finished space. Built in 2004, the property includes 2,100 square feet on the ML, with dual main entrances for easy access. The lower level, also generously sized, offers a separate exterior entrance and is equipped with egress window—ideal for potential subleasing. Designed for versatility, the layout supports multiple occupants, making it an excellent option for both owner-users and investors. The current tenant lease is in place through January 2026, providing immediate income.