



Goshen

46526

Status

Active

MLS #

202513807

Area

Elkhart County

Listing Date

4/21/2025

Expiration Date

10/21/2025

Off Market Date

Closing Date

DOM

0

CDOM

0

Short Sale Y/N

No

REO Y/N

No

Start Showing

Listing Price

\$675,000

Selling Price

Listing Office

EL106

List Agent

EL832

Selling Office

Selling Agent

Total Conc Paid

How Sold

Auction Y/N

No

Associated Document Count

0

Schedule a Showing

Property Information

Waterfront Y/N	No	# of Parking Spaces	30	Security Gate Y/N	
City Zoning	B-2 Central Business District	Total Restrooms	3	Lighted Parking Y/N	
County Zoning		Number of Buildings	1	Lighted Intersection Y/N	
Total AG SqFt	5,914	Lockbox Type	None	Security Light Y/N	No
Lot Dimensions	.66 acre	Lockbox Location	none	Fire Doors Y/N	Yes
Business Name		Showing Instructions	Contact listing agent	Signs Y/N	Yes
Legal Description	LEWALLEN COMMERCIAL			Known UG Strge Tanks Y/N	No
Building 1	Building 2	Building 3		Knwn Soil/Oth Cntmin. Y/N	No
5,914				Equipment Y/N	No
0				Burglar Alarm Y/N	No
5,914				Smoke/Fire Alarm Y/N	Yes
2				Sprinkler System Y/N	No
					Taxes
					Annual Taxes \$20,117.08
					Year Taxes Payable 2025 pay 2026

Special Listing Cond.	None	Owner Name		Lease Terms	
Contract Type	Exclusive Right to Sell	Owner RE License Y/N	No	Currently Leased Y/N	No
Seller Concessions Offer Y/N		Agent/Owner Related Y/N	No	Lease Available Y/N	
Seller Concession Amount \$		Possession	negotiable	Lease Term Remaining	none
Excluded Party	None				

Remarks

Remarks **Impressively designed office building offering over 5,900 square feet of versatile space in the sought-after Linway Plaza. Multiple private offices, a welcoming layout, and an ideal setup for a variety of professional uses. The upper level includes a separate entrance, providing an excellent opportunity for rental income or independent operations. An elevator ensures full accessibility throughout the building. With 30 on-site parking spaces, this property offers convenience and functionality in a high-visibility location.**

Agent Remarks

Other Features

BASEMENT/FOUNDATION	None	SPECIAL FEATURES	Office Space, Public Restrooms, Reception Area
HEATING/FUEL	Gas, Forced Air, Multiple Heating Systems	WATER FEATURES	None
COOLING	Central Air, Multiple Cooling Units	PROPOSED FINANCING	Cash, Conventional
EXTERIOR	Brick, Vinyl	EXEMPTIONS	No Exemptions
SALE INCLUDES	Building, Land	DOCUMENTS AVAILABLE	Aerial Photo, Zoning
FIRE PROTECTION	City	PRESENT USE	Professional
ROOF MATERIAL	Shingle	FENCE	None
INTERIOR WALLS	Drywall	LOCATION	City
FLOORING	Carpet, Other		
PARKING	Lot, Paved		
INTERNAL ROOMS	Office, Storage		
WATER UTILITY	City		