

REAL ESTATE FOR SALE



PORTER COUNTY, IN • EXCELLENT U.S. 30 LOCATION BETWEEN I-65 (EXIT 253 IN MERRILLVILLE, IN) AND VALPARAISO, IN



• 6± MILES EAST OF I-65 • 7± MILES WEST OF VALPARAISO

• EXCELLENT U.S. 30 VISIBILITY – 2 CURB CUTS • 27,375 ANNUAL AVERAGE DAILY TRAFFIC (2019)

PRICE: \$1,595,000

Main Details:

- 718 W. U.S. Highway 30, Valparaiso, IN 46385
- 82' X 193' (15,826 +/- SF) Greenhouse; 15 ½± wall height, concrete floor with floor drains, basket drippers, heaters and more
- 64' X 108' (6,912 +/- SF) Greenhouse; 10'± wall height, concrete floor, basket drippers, heaters and more

- 32' X 44' (1,408± SF) Barn with loft and wide, open stairway. Next to barn is a 13 ½' X 27' X 8' Walk-in Cooler/Freezer
- 30' X 52' Pole Barn with 16' eaves. Includes 2 restrooms, storage, air conditioned break room and 2nd story air conditioned office
- Loading Dock with dock plate and dock leveler

- 28,000± SF Paved parking area
- 22,000± SF Outside concrete of which approximately 15,500 SF has pergolas
- 35.6± Cropland acres per FSA
- 47.625± acres per tax records
- Indiana – American Water; also well water, Nipsco Natural Gas, Nipsco Electric (3 phase)



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Black Oak • MWW14P

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SCHRADER REAL ESTATE & AUCTION CO. INC.

Listing Agent: MATT WISEMAN

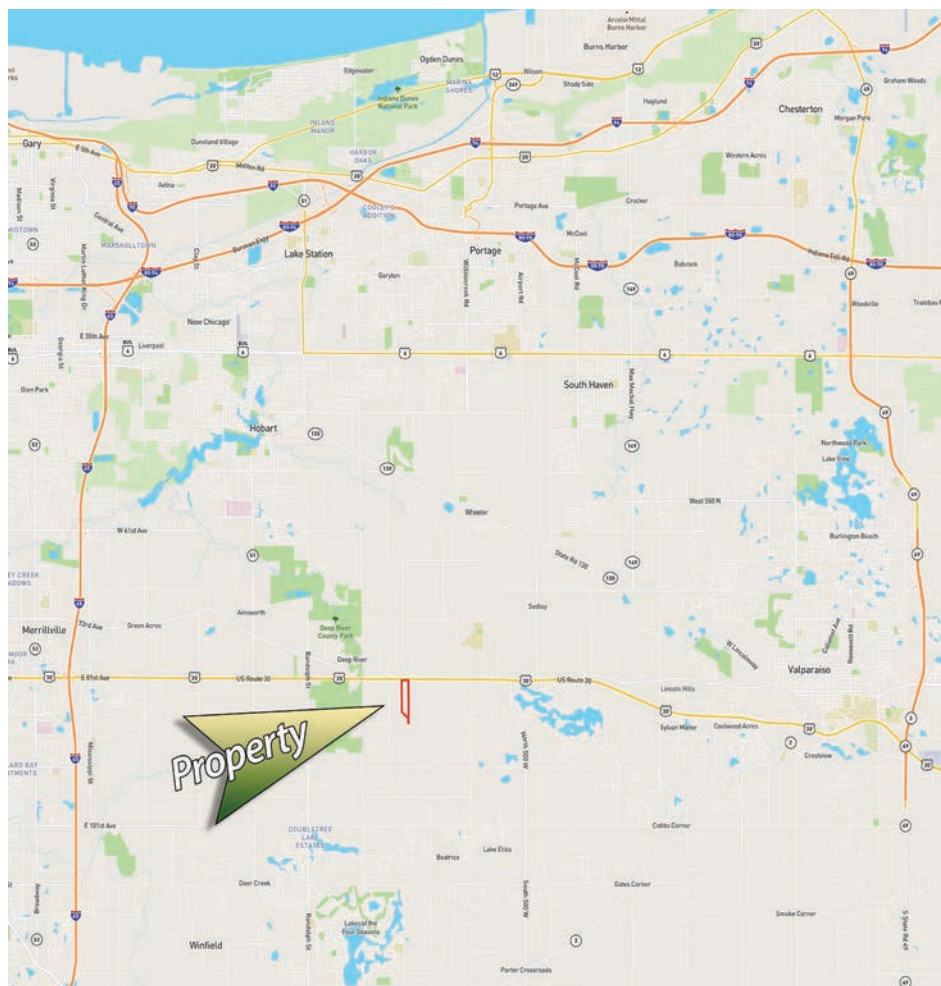
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**47.6[±]
ACRES**



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