



260.563.0975  
WabashMarketplace.org

# Downtown Wabash Buildings For Sale/Rent Guide

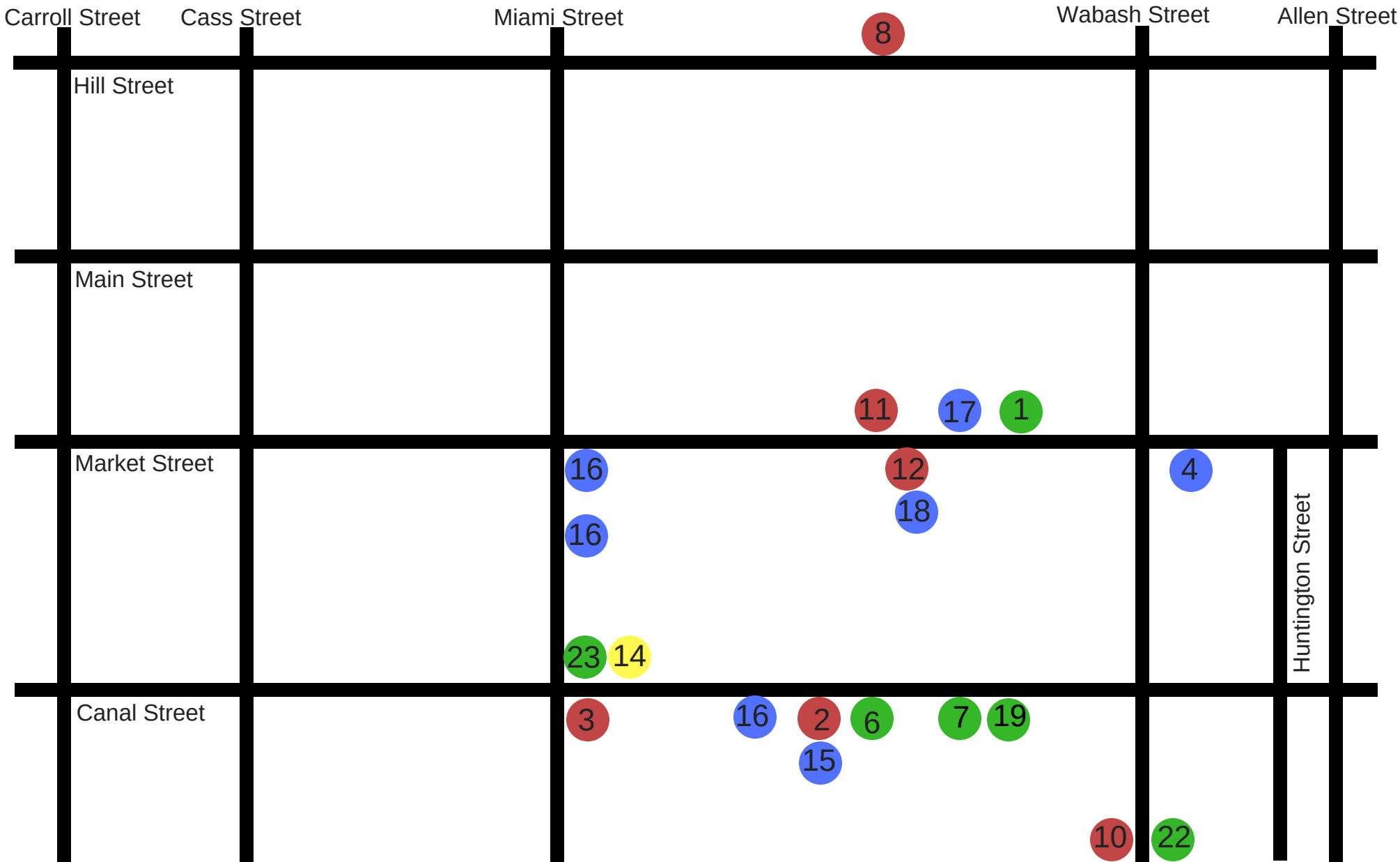
Welcome to Wabash! Please use this as a starting guide for available properties in beautiful historical downtown Wabash.

Contact the sellers for more information!

For more info on Wabash Marketplace, facade grants, or preservation guidelines, contact 260-563-0975.

- Building for Sale
- Retail/Office Space for Rent
- Apartment for Rent
- Retail Space and/or Apartment for Rent

Mission: To foster community and economic development in historic downtown Wabash.



**1 -- 12 W Market St.-** info@wabashmarketplace.org- \$225,000- 14,000 sq ft (7000 upstairs with full basement), new brick facade with new awning, new thermal windows and front doors, DVR with 10 cameras, alarm system, new barrel roof, three gas furnaces and one central air unit, carpet installed 2010, two restrooms downstairs, overhead door at back, 3-phase power available.

**2 -- 61 W Canal St.-** Tod Minnich, todminnich@gmail.com- Office or retail space for lease. Will build to suit. Approximately 750 square feet at street level. Additional 800 square feet available in walkout basement. Includes one dedicated parking space.

**3 -- 2nd Floor of KoWeBa Building (99 W. Canal St.)-** Jordan Tandy, 260-563-7474, jtandy@wabashlaw.com, Approximately 3100 square feet. 7 offices, 3 restrooms, kitchen, conference room, common area, ample storage. Landlord is willing to renovate space to suit tenant's needs. Rent is negotiable

**4 -- 39 E Market St. -** 765-807-6835- **Rock City Lofts** is an independent living senior apartment community located in the Historic Marketplace Downtown District of Wabash, Indiana. This beautiful apartment community provides carefree senior living for those 55 and better with an affordable rental rate.

**6 -- 53-57 W Canal St.-** Matt Haynes, 260-274-0999, \$59,900. 7200 sq ft. (1800/floor). New roof as of 2018. It has been totally gutted and ready for build out.

**7 -- 35 W Canal St.-** Dave Vandermark, 260-563-4046

**8 -- 60/70 W. Hill St.-** Raelynn Beachler, 260-568-0942, hdhomes@hiddendiamondhomes.com, We have two front doors so we can lease 2 separate smaller units or both together. 1 unit has four offices/rooms ( average size), 1 unit has two larger offices with potential for additional Those would each lease for \$500 a month. Renters would be responsible for the utilities. Or we could lease both units together for \$900 a month and renters would still be responsible for utilities. We will remodel the units to suit. There is parking in the back. The facade will be repaired. Landscaping and yard maintenance included

**10 -- 412 S Wabash St.-** Dan Reese, 260-422-8474, 3,900 Retail space for Rent

**11 -- 56 W Market St.-** Laura Stevens: 260-782-5005, lstevens@msswabash.com- Office Suites Available Now Sizes Available: 200 Sq. Ft. – 440 Sq. Ft. Lease terms starting at 1 year. Amenities Include: Excellent Downtown Location, Off-Street Parking, High-Speed Internet Included, After-Hours Access, Prominent Street View Signage, Lobby Smart TV for individual tenant advertising and infomercials, Modern, Turnkey Office Suites, Meeting / Conference Room available, On-Site IT Services

**12 -- 49 W Market St.** Redemption Development, Lisa Gilman, 574-298-4312, frontierfibers@aol.com, spacious retail space available.

**14 -- Coming Soon, 2019-** Retail/Apartment Space- Redemption Development, Lisa Gilman, 574-298-4312, frontierfibers@aol.com

**15 -- 61 W Canal St.-** Tod Minnich, todminnich@gmail.com, Available for Weekly or Monthly Rental, 850 Square Ft, All Utilities Included, Completely Furnished, Stainless Steel Appliances, One Dedicated Parking Space, Spacious Closet w/ Washer & Dryer, Close to Restaurants & Coffee Shops, High Speed Fiber Internet Service by Metronet Included

**16 -- Conflux & Confluence:** Contact Kelly Thompson, info@modocsmarket.com- Above Modoc's Market. 19 Apartments: all utilities included in the rent as well as cable and WiFi: shared laundry facilities and air conditioning. Majority of apartment sizes are studio and one bedroom. -Canal Street above Wabash County United Fund, 2 Loft Apartments: all utilities included as well as cable and WiFi. Central Air and reserved parking. Miami Street above the Welcome Center, 2 Spacious Executive Loft Apartments, all utilities included in the rent as well as cable and WiFi: shared laundry facilities and central air. -South Wabash Street, 6 Small Studio Apartments, all utilities included in the rent as well as cable and WiFi: shared laundry facilities and air conditioning.

**17 -- 30 W Market St.-** Redemption Development, Lisa Gilman, 574-298-4312, Luxurious 1 bed with balcony. Granite counter tops, stainless steel appliances. Onsite Laundry Facility. Available parking for tenants

**18 -- 51 W Market St.-** Redemption Development, Lisa Gilman, 574-298-4312, Luxurious single loft. Granite counter tops, stainless steel appliances. Onsite Laundry Facility. Reserved parking for tenants

**19 -- 33 W. Canal St. --** Robert Lundquist, Lundquist Real Estate, 260-571-4653. Downtown Commercial building. The main level consists of a large open reception and work area, 13' x 14' private office and restroom. The second floor consists of a 1 bedroom apartment with a full bath, efficiency kitchen dining and living room all one room which is currently leased at \$400/mo including utilities. There are separate gas furnaces with central air, water heaters and 100 amp pane boxes for the main level and second floor apartment. The basement is mostly finished with office area or storage, restroom and furnace room. Off street parking behind the building with rear access to the basement. Built up roof that owner says is in fair condition.

**22 -- 445 S. Wabash St.-** Jim Johnson, 765-437-8267, Downtown restaurant for sale. Located just south of the historic district of Wabash's revitalizing downtown. Remodeled 1 1/2 years ago. Mostly new equipment. Beautiful dining ordering area. This can be a turn key operation. Buy or lease. Buying building only will have a premium to off set expense of equipment removal. Owners selling due to not enough money to invest in advertising, some other wanted improvements, and some health issues. Equipment includes: 4 booths, 6 tables, 8 chairs, 5 retro counter stools, Soft serve machine, 8' stainless serve drink counter station with sink, 3 bay stainless steel sink, 6 burner stainless steel gas stove/oven, 100 gallon water heater, double door refrigerator display style, refrigerator/freezer, upright refrigerator only, commercial upright freezer, residential upright freezer, 2 Chest freezers, 15' stainless steel expo table with shelves, 5' stainless steel prep table with cabinet storage, Long refrigerated makeline holding 10 pans with full length cutting board, 3 deep fryers, one 70 lb, two 40 lb., 5 foot griddle with stand, Hood exhaust/make up air and fire system.

**23 -- 98 W Canal St -** Barbara and John Stinson, 260-571-6675, Commercial building. 18,900 sq ft. Four entrances onto the street. New apartment with 5 rooms and 2 baths. Sold "as is" for \$350,000. Contents of Stinson's Trading Post could be negotiated into purchase price for additional \$25,000.

\*\*\*Please note, contact the seller for most up to date information on the listings\*\*\*

November 15, 2018