



755 INDIAN BOUNDARY ROAD, CHESTERTON, IN

PRICE: \$ 2,097,120 **CAP RATE: 6.25%**

- 📍 **LOCATION**
- 🛡️ **STABILITY**
- 🚶 **LOW MAINTENANCE**

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Located less than an hour Southeast of downtown Chicago, one hour West of South Bend/Mishawaka, and minutes from Lake Michigan, Chesterton is perfectly positioned on I-94 in Northwest Indiana. The offered property is located less than a mile from the I-94 interchange and at the busiest intersection in the northern retail corridor of Chesterton. The property is highly visible as it is exposed to 14,500 vehicles daily, and is located among other prospering national and regional businesses. This hard-corner position at an existing traffic signal brings stability and demand to the offered property. The offered property just completed a major renovation, which includes new facade, windows, repaved parking lot, new HVAC units, and other upgrades that make the property a low maintenance opportunity.



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