

FOR SALE 2308 E. Main Street Plainfield, IN 46168



Currently 3 tenants - 2428 s.f. built in 1970 - \$450,000



2308 E. Main Street in Plainfield is a 2428 s.f. steel frame construction building with 3 tenants. There are 5 parking spaces in the back and 9 in the front. Building is in good condition. There are 3 bathrooms. Average daily traffic count on U.S. 40 at this location is 35,217 according the Indiana Dept. of Transportation in 2016.



Marketed by
Vornholt & Associates
Jerry Vornholt
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Income:

Unit 1: \$1465.00 month
Unit 2: \$785.00 month
Unit 3: \$685.00 month

TOTAL: \$2935.00 month

Expenses:

Property Taxes: \$6800 annual
Property Insurance: \$1750 annual
Electric annual avg: \$4868
Gas annual avg: \$952
Water annual: \$550

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