



**Economic Development Corporation
of Elkhart County, Indiana**

102 W. Lincoln Ave.
Suite 210
Goshen, IN 46526

“Concierge to Elkhart County Industry

Toll-free 877-535-1002
Phone 574-535-1002
Fax 574-535-1022

www.elkhartcountybiz.com

120 N. Main Street

Real Estate Agent
Norm Yoder
574-970-0295
Commerical Realty, Inc.
www.commercialrealtyinc.net

Building Type:
Class A
Office Building, Street Retail
Year Built: Not available
Occupancy: 40%

Operating Expenses:
Not available

Former Use/Tenant:
Klines Building

**Office/Retail Property
for Sale**
Goshen, IN
27,918 SF, 0.08 Acres, \$17.73/SF

120 N. Main St.
Goshen, IN 46526
\$495,000

WILL
DIVIDE

Building Sizes:
27,918 SF Total Building

Site:
0.08 Acres

Features:
Excellent Downtown Location
Central Air
Incandescent Lighting
Gas Forced Air
600 Amp 480 3-phase Power
Zoned B-2
Sprinklers

Options:
Currently divided for multiple
spaces, but separating walls
could be removed for use with
on tenant.



From Goshen

Proximity to markets:
South Bend: 25 miles
Grand Rapids: 144 miles
Chicago: 121 miles
Indianapolis: 142 miles
Cleveland: 240 miles

	5 miles	10 miles	20 miles
Population	47,956	130,412	365,316
Median HH Income	\$56,328	\$56,454	\$55,505
Labor Force	23,100	63,974	180,829

