

BND

COMMERCIAL

COMMERCIAL/INDUSTRIAL LAND

31.21 ACRES

3086 US HWY 6

WATERLOO, INDIANA



HIGHLIGHTS: 3086 US HWY 6

Highly Visible Location - Can be seen from I-69

Acreage: 31.21 Acres

Zoning: Heavy Industrial - Open District

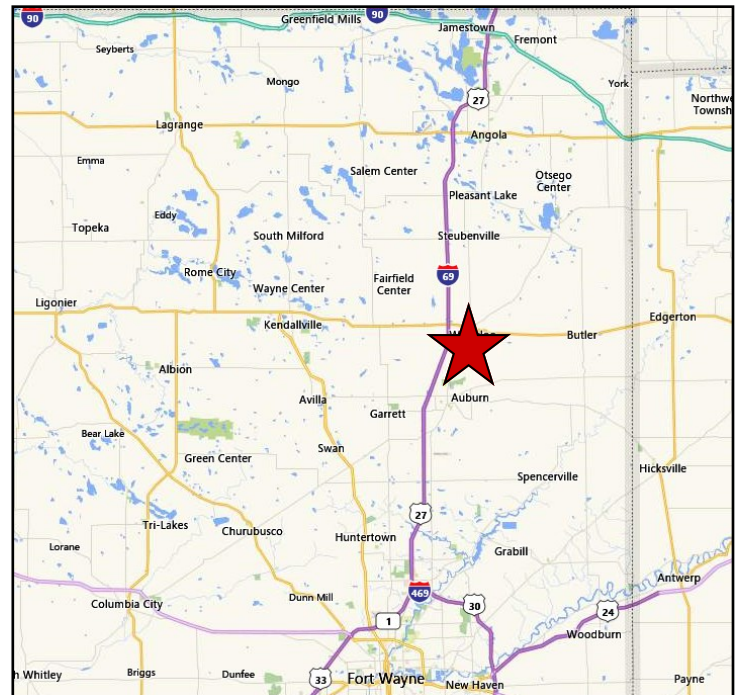
Fast growing commercial area

SEC of major intersection at Hwy 6 & I-69

Utilities on site

Many possible uses on this prime parcel of land

Sale Price: \$550,000



David W. Nugent, CCIM, SIOR

Direct: (260) 407-7113

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

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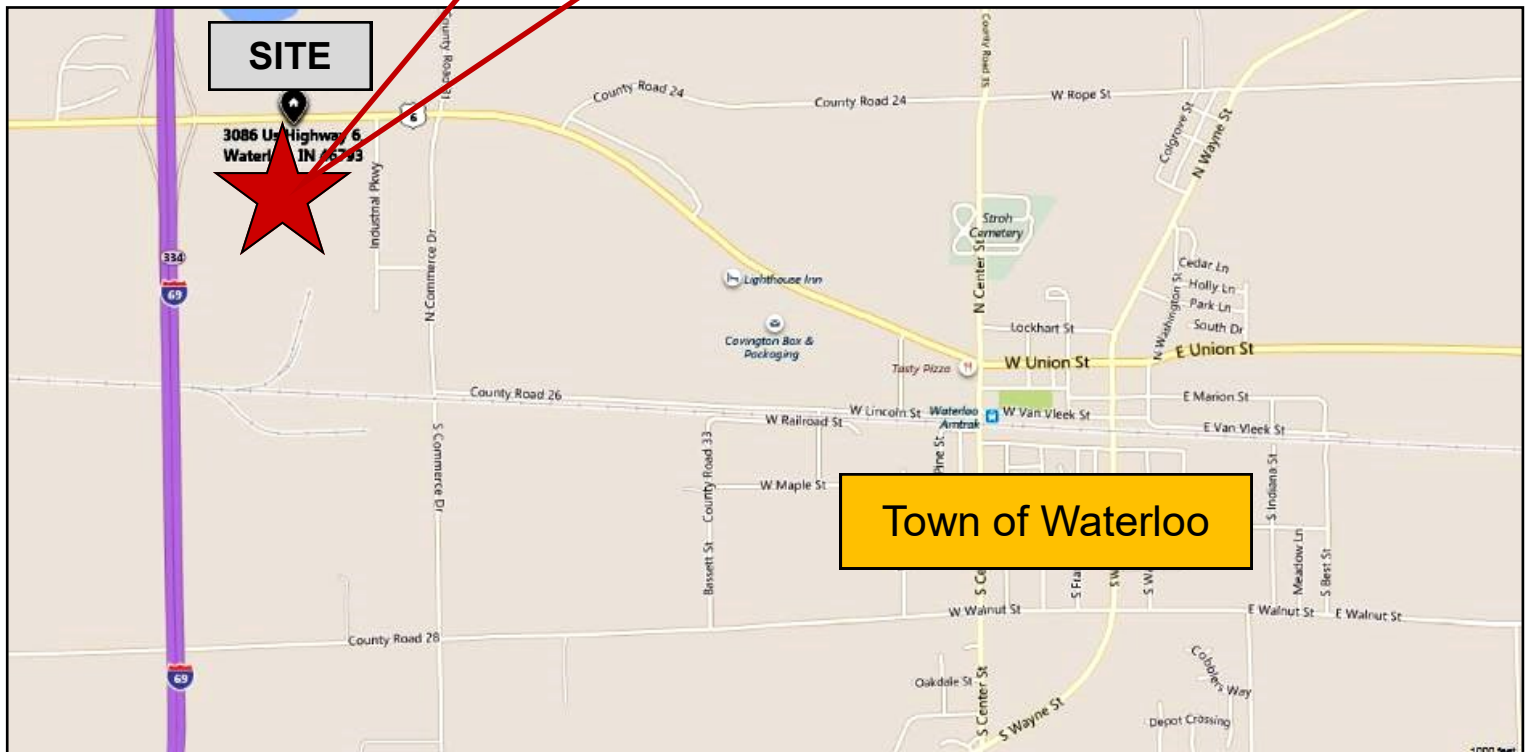
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Property Highlights

Parcel Number	17-06-05-200-002.000-008 17-06-05-200-003.000-008 17-06-05-200-004.000-008
Address	3086 US Hwy 6
City / State / Zip	Waterloo / IN / 46793
Sale / Lease	Sale
Land Size	31.21 Acres
Zoning	Heavy Industrial - Open District
Number of Parcels	Three
Dimensions	Irregular
Frontage	980' on Hwy 6
Rail Access	No
Nearest Highway	I-69
Distance to Interstate	Less than 1/2 mile

Sale Information

Sale Price	\$550,000
Terms	Cash at closing
Annual Taxes	\$4,495.00
Tax Year / Pay Year	2020 / 2021

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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