



## NWI COMMERCIAL REAL ESTATE

6744 Columbia Avenue - HAMMOND, IN 46324  
SALE PENDING

### Office/ Veterans Lodge - SALE PENDING

PRICE REDUCTION: \$59,900

Zoned C-1 Local Commercial District



### PROPERTY HIGHLIGHTS FOR SALE

#### OFFICE/RETAIL OPPORTUNITY

- **PRICE: \$59,900 (CASH BUYER DISCOUNT)**
- **Parcel ID:** 45-07-07-181-022-000.023
- **ZONED:** C-1 Local Commercial District
- **LOCATION:** Columbia Ave Frontage between Indianapolis Blvd, and Calumet Ave 3.5 mile to I-90 and I-94/80 approximately a 10 minute drive. A transitioning area along Columbia Avenue to a zoning C-1
- **OVERVIEW:** Property was used as meeting place for American Legion Maywood members. 3,425 SF building main floor has 2 small private office, with meeting room, kitchen and bathroom. Lower level basement has a full bar. Property needs some TLC. There are separate heat zoning for lower level and main level with a security system in place. Approximately 20 car paved parking lot small detached storage garage.
- **USAGE:** Deli, groceries, baked goods, dry goods, offices of general business, architect, real estate agent, accountants, child care center, small appliance repair, restaurant carry out/take out

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