

Commercial Sale Active 02/08/2026
MLS# 833760
DOM 160

1312 W Lincoln Highway, Schererville, IN
46375
County: Lake

\$698,500



Number Of Units Total:	1	Sub-Type:	Retail
Building Area Total:	3,850	Zoning Description:	St. John
Building Area Source:	Public Records	Township:	St. John
Stories:		Subdivision Name:	
Property Attached YN:		Lot Size Acres:	0.93
Accessibility Features YN:		Lot Size Square Feet:	40,511
Basement YN:	Yes	Lot Size Source:	Public Records
Common Interest:		Parking Total:	7,739
Exclusions:		Waterfront YN:	No
Year Built:	1956	Water Body Name:	
Year Built Details:			
Historical MLS number:			

Public Remarks: Position your business for success at 1312 W Lincoln Highway, a high visibility commercial property located along one of Schererville's most heavily traveled corridors. This versatile building offers exceptional exposure, strong traffic counts, and immediate access to the region's premier retail, dining, and service destinations. Featuring a flexible layout suitable for office, medical, retail, or service based operations, the property provides ample parking, easy ingress/egress, and signage opportunities directly on US 30. Surrounded by national retailers and established local businesses, this location delivers both convenience and credibility for any growing enterprise. Whether expanding, relocating, or launching a new concept, this property offers the visibility, accessibility, and professional presence today's businesses demand.

Directions: US 30 just east of US 41 on the north side.

Cross Street:

Latitude: 41.491673 **Longitude:** -87.483636

Public Historical Remarks:

Listing Date: 02/08/2026	Listing Agreement: Exclusive Right To Sell	Status Change Timestamp: 02/08/2026
Contingent:		Original List Price: \$699,000
Offer Acceptance Date:	Seller to consider offering concessions:	List Price: \$698,500
Back on Market Date:	Comp Sale YN:	Close Price:
Close Date:	Earnest Money Deposit: \$6,000	Buyer Financing:
	Listing Terms: Cash; Conventional	Concessions:

Auction: No	Tax Annual Amount: \$6,743	Parcel Number: 451117126010000036
Auction Details:	Tax Year: 2024	Add'l
	School District:	Parcels:
	Elementary School:	Add'l
	Middle/Jr School:	Parcels Desc:
	High School:	Tax Legal E, 100 FT. OF W, 525 FT. OF PT
		Description: NE NW N, OF LINCOLN HWY EX.
		N, 450.01 FT. S.17 T. 35 R.9 .93
		AC

Accessibility Features:	Interior Features: Open Floorplan
Appliances:	Laundry Features: Gas Dryer Hookup; Washer Hookup
Basement:	Lot Features:
Building Features: Lunch Room; Private Restrooms	Owner Pays: All Utilities
Construction Materials: Brick	Parking Features: Additional Parking; Asphalt; Concrete; Paved
Cooling: Central Air	Possession: Close Of Escrow
Current Use: Retail	Possible Use: Automotive; Commercial; Medical/Dental; Office; Retail
Documents Available:	Public Survey Details:
Electric: 100 Amp Service	Rail Availability: None
Exemption Information: Exemption YN: No	Roof: Other
Exterior Features:	Security Features:
Flooring:	Sewer: Public Sewer
Foundation Details:	Special Licenses:
Frontage Type:	Special Listing Conditions: None
Green Energy Generation:	Tenant Pays: None
Heating: Forced Air; Natural Gas	Utilities: Cable Available; Electricity Available; Water Available
Income and Expenses:	View:
	Water Source: Public
	Waterfront Features:



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