

AVAILABLE

Features

- Excellent Visibility in High Traffic Area
- 4,750 sq ft with deli, dining, coffee, display and bakery areas
- Recently renovated with interior and exterior updates
- **Real Estate & Business Options**



**100 S. Old State Road 15
Leesburg, IN**



BRIAN PETERSON
REAL ESTATE GROUP

P: 574.268.1899
C: 574.551.0121

Exclusively marketed by: Jan Orban

2000 E. Center St. Warsaw, IN
Jan@BrianPetersonGroup.com

Directions: From Warsaw, Take State Road 15 North to Leesburg, R on Van Buren past the railroad crossing to the Mill



- **For Sale:**

- Real Estate only \$500,000
- Real Estate & Business \$850,000
- Sale includes lot south of mill; currently zones residential
- 5" Well & Municipal Sewer System
- New Exterior Decking
- Offices located in second level
- Room for expansion
- Main floor completely remodeled
- Real estate taxes; \$4,295.45



