

Valentine Building



Anderson • Madison County, Indiana

DRIVE TIME



Valentine Property Information

Location

Name: Valentine Building
7445 West State Road 28
City/Town: Elwood, IN 46036
Long./Lat.: 40.276663/-85.812702
County: Madison
Township: Pipe Creek
In City Limits: No

Description

Total Square Feet: 15,658
SF 1st Floor: 12,218
Retail, Office, Warehouse
SF 2nd Floor: 3,440
Apartment
Building Dimensions: 78' x 200'
Site Acreage: 2.549
of Buildings: One
of Floors: Two
Former Use: 1st Flr. -Retail & Warehouse
2nd Flr. -Apartment
Zoning: General Commercial
Parking Spaces: Gravel – 50+ Vehicles
Sale Price: \$375,000

Construction

Ceiling (ft): 9' – 16'
Drive-in Doors: 3
Exterior: Concrete Block and Siding
Roof: Steel
Sprinklers: No
Year Constructed: 1954
Air Conditioning: No
Heat: Gas
Type of Lighting: Recessed and/or Fluorescent

Utilities

Power Provider: AEP
Power Phase: Single Phase
Power: 220 Volts
Natural Gas Provider: CenterPoint Energy
Water Provider: Well
Sewer Provider: Septic

Highway

Interstate: I-69 –Exit 245
Miles to Exit: 13 Miles (East of property)
4-Lane Highway: State Road 31
Miles to 4-Lane: 16 Miles (West of property)
4-Lane Highway: State Road 13
Miles to 4-Lane: 1.5 Miles (East of property)
2-Lane Highway: State Road 37
Miles to 2-Lane: 0.1 Miles (West of property)

Port

Nearest Port: Cincinnati, OH
Miles to Port: 150 miles

Airport

Comm. Airport: Indianapolis International
Mi. to Comm. Airport: 61 miles
Local Airport: Anderson Municipal
Mi. to Local Airport: 21 miles

Contact

Contact Company: Madison County
Economic Development
Contact Name: Rob Sparks
Contact Phone: 765-642-1860
Email: robsparks@madisonced.com

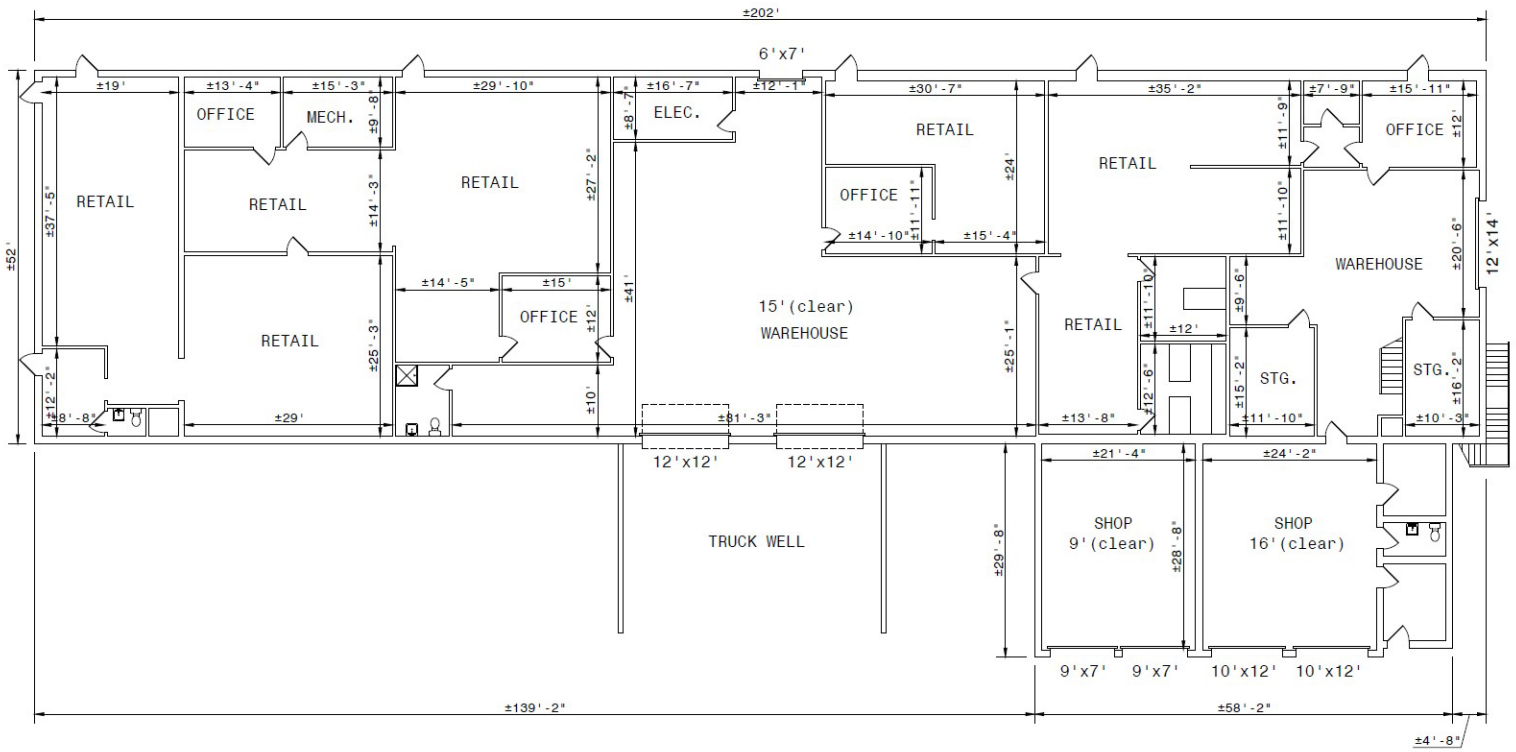
Owner

Company: Elwood Redevelopment
Commission
Name: Bill Savage
Phone: 765-552-3007/765-425-7766
Email: savagewd@hotmail.com

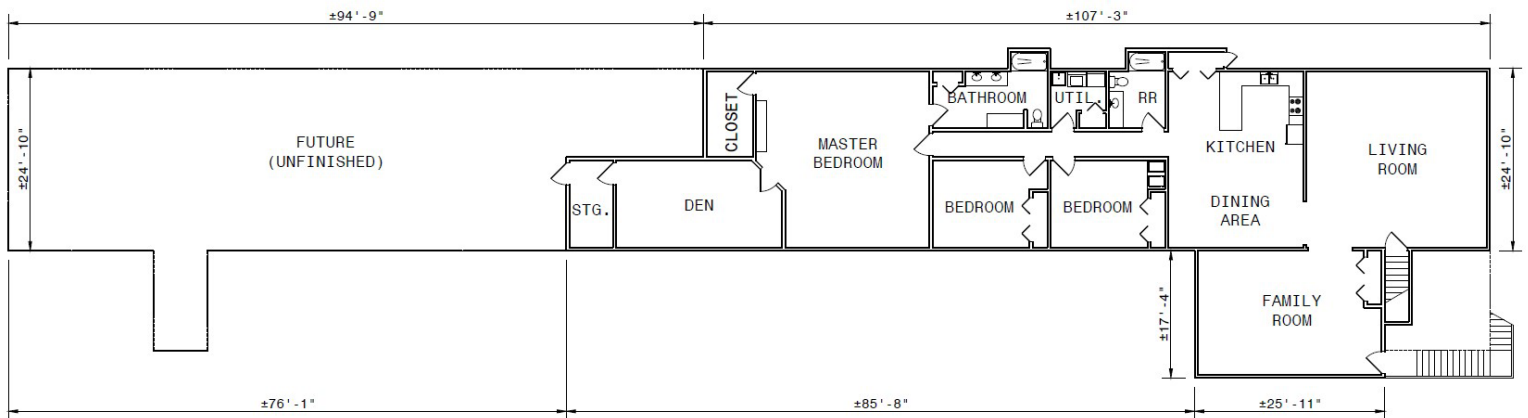
Notes

Appraised January 2024

Valentine Property Building Layout



Ground Floor

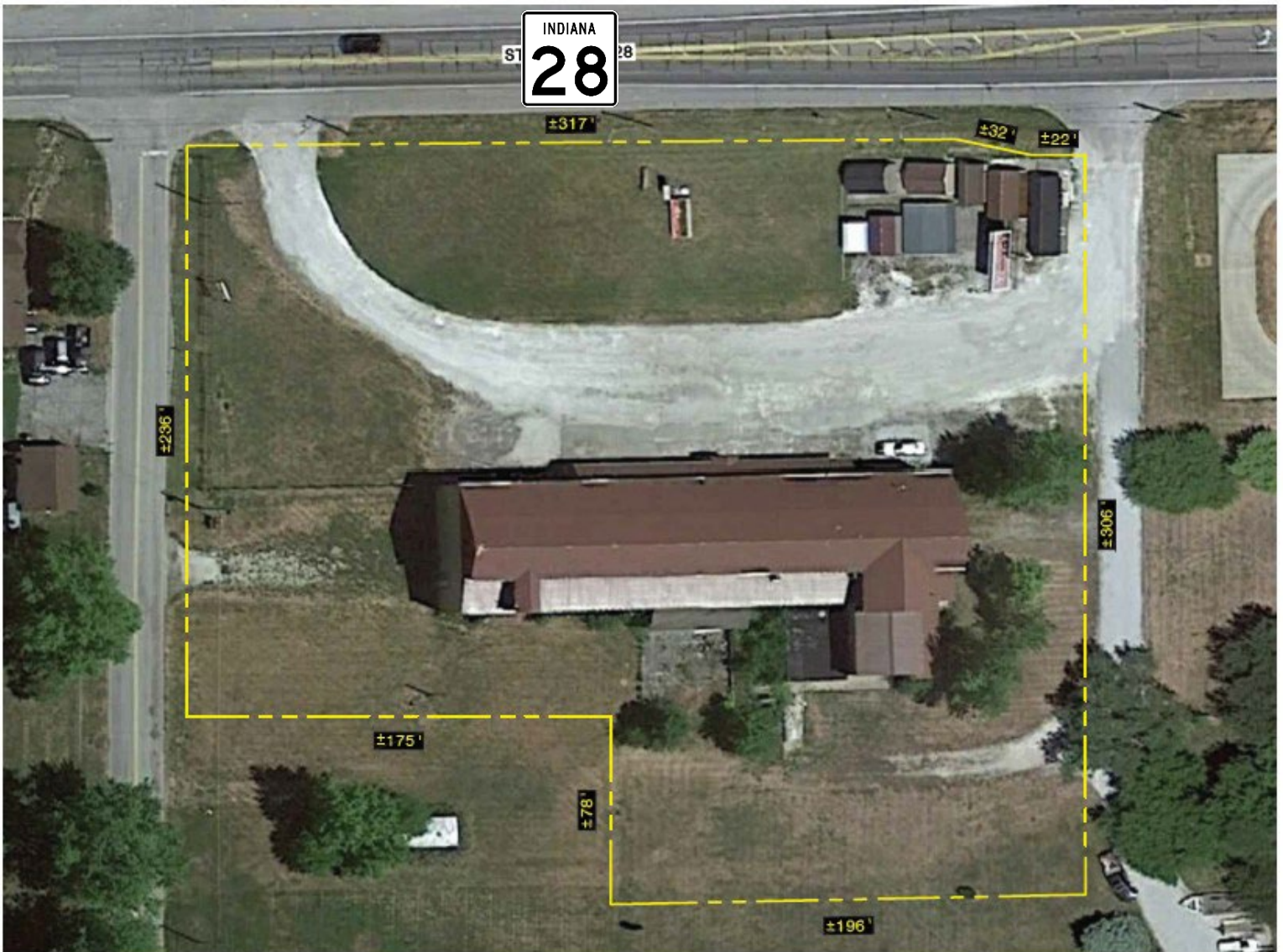


FUTURE = 2,216 SF

APARTMENT = 3,440 SF

Upper Level

Valentine Property Aerial with Site Dimensions



Valentine Property Exterior Photos



Exterior
North (Front)



South Side Exterior



West Side Exterior

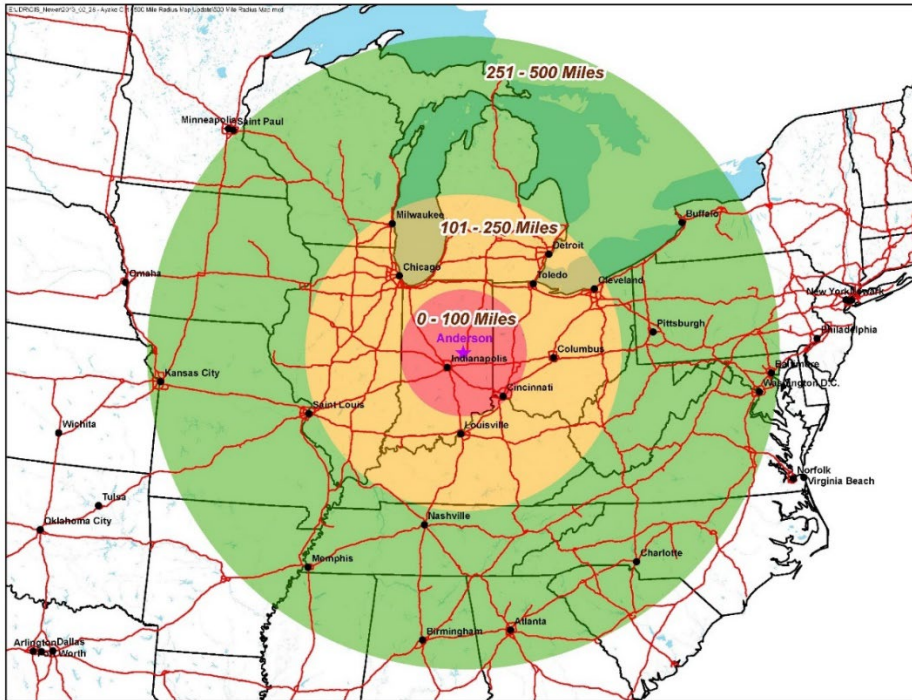


East Side Exterior



Location Maps

0 – 500 Mile Radius Map with Interstates



The City of Anderson, located in Madison County, is the 10th largest City in the State of Indiana. The City of Elwood is just northwest of Anderson, also located within Madison County.

