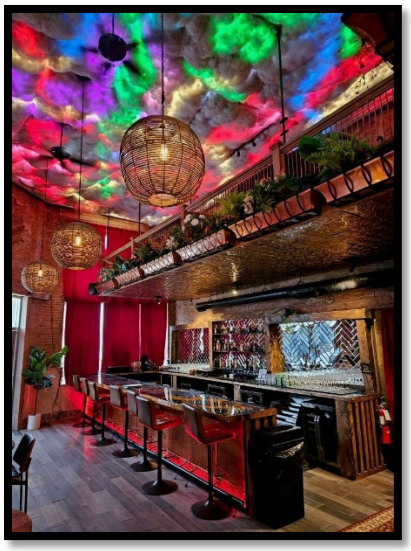
A Landmark Opportunity in the Heart of Downtown Wabash

2 W Market St., Wabash, IN 46992





Property Highlights:

- Prime Downtown Location with Corner Building
- 11,000+ SF Across 4 Levels
- Finished Main & Second Floors
- Kitchen, Stage, Office & Multiple Restrooms
- Additional Office/Storage Areas
- Unfinished Upper-Level Space
- Historical Architectural Character
- Located in the Historic Riverfront District







Four-Level Downtown Commercial Property Offering 11,000+ Sq. Ft., Historic Character, Flexible Spaces, and Exceptional Potential in the Heart of Wabash

Discover the possibilities offered by this substantial four-level commercial building.



Positioned at the highly visible corner of **Wabash Street and W. Market Street in downtown Wabash,** the property enjoys a prominent downtown presence and a location that puts it in the heart of Wabash's historic commercial district. With more than **11,000 square feet**, a flexible floor plan, and distinctive historic details, the property offers an exciting opportunity for an entrepreneur, investor, or developer ready to bring a new vision to the space.

The expansive main level provides generous finished commercial and entertainment areas with distinctive features that add character throughout, including an approximately **18' x 47' front room** with large display windows, stage, vinyl flooring, and newer mini-split system. An adjoining **50' x 18' area** features ceramic tile flooring, an expansive bar, and a unique sound-activated cloud ceiling. Additional main-floor spaces include a prep area, restrooms—including an ADA-compliant restroom—and a private office highlighted by a fireplace and original built-in cabinetry.

The upper levels provide an intriguing opportunity to expand, repurpose, or reimagine the property. The finished second-floor loft offers additional gathering or flexible-use space, along with a kitchen and restroom. The third floor offers multiple rooms suitable for office, storage, or future redevelopment, while the unfinished fourth floor provides a blank canvas for a buyer with a vision for additional usable space.

Whether envisioned as an entertainment destination, business headquarters, creative space, mixed-use concept, or something entirely new, the property is located within the **Historic Riverfront District** and offers a layout adaptable to a variety of potential future uses. Its combination of **size, prominent corner exposure, downtown location, and historic character** creates an opportunity to make an ambitious vision possible.

This is more than a commercial building—it is a substantial downtown property with character, presence, and the flexibility to become something entirely new. Opportunities of this size and prominence in the heart of downtown Wabash are not easily replicated, making this an exciting opportunity for the buyer ready to bring the next vision to life

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