


Client Detail Report

Listings as of 03/07/16 at 3:27pm


Active 01/12/16	Listing # 201600276	525 N Gardner St, Scottsburg, IN 47170	Listing Price: \$135,000
County: Scott		Prop Type	Commercial
		Prop Subtype(s)	RETL,OFFC,OTHR
		Area	09 - 01
		Year Built	1941
		State Parc	720519110015000008
		DOM	55
		Approx Square Feet	4531 Assessor
		Lot Sq Ft (approx)	19166 ((Assessor))
		Lot Acres (approx)	0.4400

Directions I-65 to Scottsburg exit then East on Highway 56. Go to Highway 31 and turn North.

Marketing Remark Great business location. Motivated Seller!!! Investment property with road frontage on Highway 31 and Lakeshore. High traffic area. 6 units with separate electric and gas meters and 4500+/- SqFt finished sqft. Lot size is .35ac. Several Parking Spaces. No personal property included in sale. Aerial maps are not exact layout of lot.

Legal Description NE1/4 NEQR 19-3-7 .35A WATERSHED

Township	Vienna	Annual Tax	\$3940
Commission		Land	\$87500
Lot Dimensions	175x112	Assessment	
Tax Year	2014/2015	Total	\$156100
Improvements	\$68600	Leasable SQ. FT.	4531
Road Frontage	330+/-	Floor Level	1.00
Max Contig. SQ. FT	0.00		
Existing Zoning	COMMERCIAL		
General Information			
Flood	UnKnown	Sign	Yes

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