

16,000 sf Clarksville Office Building on 2 acres For Sale



1630 Broadway St, Clarksville, IN 47129

Listing ID: 30858569
Status: Active
Property Type: Office For Sale
Office Type: Office Building
Size: 16,000 SF
Sale Price: \$900,000
Unit Price: \$56.25 PSF
Sale Terms: Cash to Seller



Overview/Comments

Approx. 16,000 sf office building with 2 acres located close to I-65 Exit 4 and 5; 2 acres for ample parking or expansion.

Individual rooms include: reception area; 1st floor conference room and large open area work room; large 2nd floor training room (also large 2nd floor storage area which is not counted in finished sf total); 41 total offices; 8 restrooms; (see attached floor plan)

This property can also be purchased with an additional 2.692 acres that fronts Leisure Way for \$2,000,000 total price for both.

See broker for additional details and all appointments.

More Information Online

<https://bakercr.com/catalist.com/listing/30858569>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	101403200554000011	Class of Space:	Class C
Office Type:	Office Building	Building/Unit Size (RSF):	16,000 SF
Zoning:	VPCZ - VETERANS PARKWAY CORRIDOR ZONE	Land Area:	2 Acres
Property Use Type:	Vacant/Owner-User	Sale Terms:	Cash to Seller

Area & Location

Property Visibility:	Good
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Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Year Built:	1958	Heat Type:	Natural Gas
Roof Type:	Gable	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit

Land Related

Zoning Description:	VPCZ - Veterans Parkway Corridor Zone
Water Service:	Municipal
Sewer Type:	Municipal

Location

Address: 1630 Broadway St, Clarksville, IN 47129
County: Clark
MSA: Louisville/Jefferson County



Property Images



1630 Broadway aerial 14



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IMG_0994



IMG_0995



IMG_0986



IMG_0996



IMG_0987



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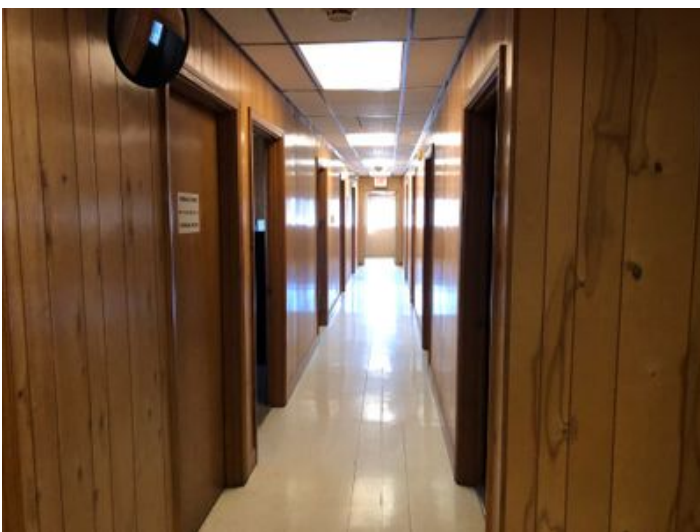
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Gohmann Construction, Inc. Thermostats October, 2018			
Number	Quantity	Location	Setting
1	2	Data Processing Closet for Computers	Off
2	1	Data Processing Hallway	60 Degrees
3	1	Data Processing office - Base Heater (Debbie)	Off
4	1	Receptionist Area (JMG)	60 Degrees
5	1	Conference Room	Inoperatable
6	1	Conference Room - Base Heaters	Off
7	1	Rich's Office - Base Heaters	Off
8	1	A/P Large Room (RLC)	60 Degrees
9	1	Accounting Wing Hallway - Downstairs	60 Degrees
10	1	Accounting Wing Hallway - Upstairs	60 Degrees
11	1	Engineering Row Offices Hallway - Downstairs (JRG)	60 Degrees
12	1	Engineering Wing Hallway - Downstairs	60 Degrees
13	1	Engineering Wing Hallway - Upstairs	60 Degrees
14	1	Telephone Room	Off

1630 Broadway St HVAC summary

Property Contacts



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