



# INVESTMENT/ OWNER USER OPPORTUNITY FOR SALE

124 N. 2nd St.  
Terre Haute, IN 47807

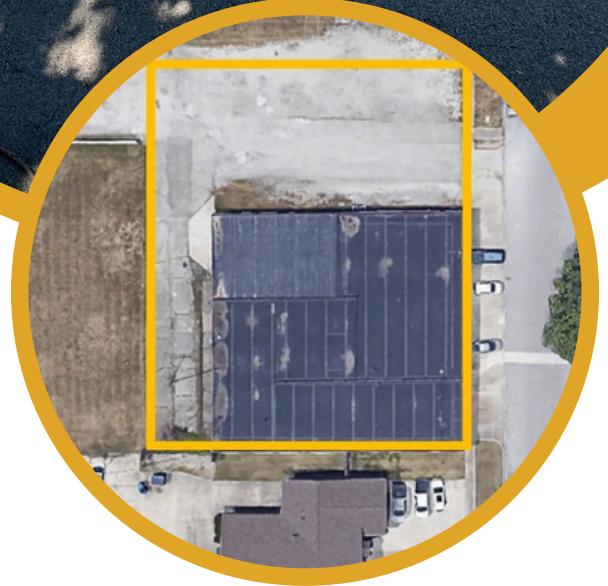
**Total SF** +/- 13,908

**Zoning** Heavy Industrial District (M-2)

**Annual Property Taxes** \$2,868.73 (GIS)

**Price** **\$729,000**

- Just blocks from Indiana State University
- Unit 1: Six garage bays – ideal for storage, service, or flexible commercial use
- Unit 2: Open retail showroom with warehouse/storage and garage door access
- Great owner-user or investment opportunity
- Flexible layout for multi-tenant or single-user occupancy
- Located in downtown Terre Haute with strong visibility and access
- Potential for redevelopment or continued commercial use



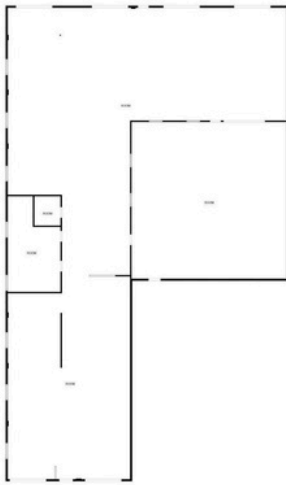




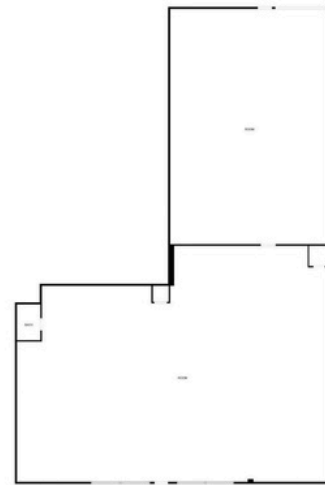
CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER  
F.C. TUCKER/BLOOMINGTON, REALTORS®  
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124 W. 2<sup>ND</sup> ST.



128 W. 2<sup>ND</sup> ST.



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