

ALL FIELDS DETAIL

MLS # 105065
Class COMMERCIAL/INDUSTRIAL
Type Retail/Service
Area Sullivan County
Asking Price \$350,000
Address 16-18-20 W Washington Street
City Sullivan
State IN
Zip 47882
Status Active
Sale/Rent For Sale
IDX Include Y

**GENERAL**

Agent	BECKY KLINGELE - CELL: 812-249-3920	Listing Office	PREFERRED REALTY - CELL: 812-249-3920
Contingency (Y/N)	No	Foreclosure (Y/N)	No
Listing Type	Exclusive Right	Prospect Reservation	No
Key Box (Y/N)	No	Listing Date	11/22/2024
Expiration Date	5/31/2025	Owner/Agent (Y/N)	No
Lot Size	76' x 135'	# of Acres	0.24
# of Restrooms	5.00	Basement	Yes
Zoning	Comm	Parcel #	77-07-34-222-064.000-012
Township	Hamilton	Business (Y/N)	No
Real Estate (Y/N)	No	Both Business & RE (Y/N)	No
Year Built	1919	A.V.	75200
Exemptions	none	Personal Property	appliances, storage barn
Subject to Lease (Y/N)	Yes	Build-Out (Y/N)	No
Building 1 Total SQFT	2,090	Building 1 Age	105 years
Building 2 Total SQFT	5,092	Bldg 2 Age	105 years
Building 3 Total SQFT	5,092	Building 3 Age	70 years
Total Square Feet	12274	Showing Instructions	Appt. Only; Contact Listing Agent
Directions	From US Hwy 41 S/US 150, turn east onto Washington St. and go 1 mile. Property is on a 1-way street heading west on the north side of the courthouse square.	VOW Include	Yes
Price Date	11/22/2024	Input Date	11/22/2024
Associated Document Count	0	Original Price	\$350,000
Days On Market	8	Owner/Family Related Y/N	N
Contract Signed Date	11/21/2024	Short Sale (Y/N)	No
RELO (Y/N)	No	Basement Bath Y/N	No
Exemption Selections	No Exemptions	Geocode Quality	Manually Placed Pin
Picture Count	14	Input Date	11/22/2024 3:00 PM
Update Date	11/30/2024 6:04 PM	Video Count	0

FEATURES

LOCATION	COOLING	BASEMENT	SEWER
Corner	Attic Fan	Unfinished	City Sewer
Shopping	MISCELLANEOUS EXTERIOR	ROADS	CURRENT USE
Business District	Sidewalk(s)	City Street	Office Buildings
Commercial	Street Parking	DOCUMENTS ON FILE	Retail
SHOWING INSTRUCTIONS	MISCELLANEOUS INTERIOR	Leases	Apartments
Call Listing Agent	Display Window	Building Plans	SQUARE FOOTAGE SOURCE
Appointment Only	Inside Storage	Lead Based Paint	County Assessor
HEATING	POSSESSION	WATER	
Natural Gas	At Closing	City Water	
Forced Air	Immediate		
	Subject to Tenants Rights		

FINANCIAL

Taxes 2487
Year Payable 2024

Tax Year 2023

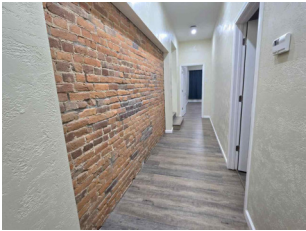
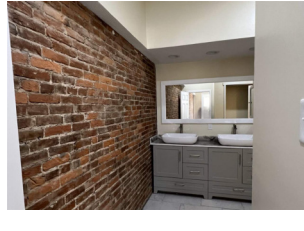
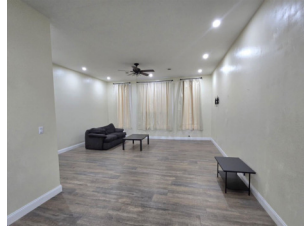
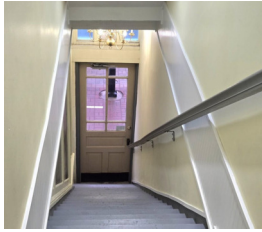
AGENT REMARKS

Agent Remarks Do not ask business tenants any questions about the listing. Contact Listing Agent. Chiropractor office has an off-limit area for records until under contract. Additional parcel #s are 77-07-34-222-079.000-012 and 77-07-34-222-080.000-012

PUBLIC REMARKS

Public Remarks Here is a turn-key property that is cash-flowing in the heart of downtown Sullivan on the north side of the courthouse square. You will love the historical details that also feature updated improvements. There are 3 main floor commercial leased spaces with great businesses in operation and 2 upstairs apartments - one is an efficiency and is occupied, and the other is 3 bedrooms/2 baths and now ready for you or your tenant to move into a brand new modern space. Ask your commercial agent for a tour and get ready to grow your wealth in 2025 and beyond.

ADDITIONAL PICTURES



DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.