

The background image shows a historic commercial building with stone and brickwork. A statue is visible in a niche on the left. A blue awning over the entrance reads 'MARION ADAM RARE COINS'. A black pickup truck is parked on the street in front of the building. The sky is clear and blue.

FOR SALE

PURCHASE PRICE:
\$364,900.00

Parcel Size: 0.06Acres
Property Size: 2,583Sq.Ft.
Year Built: 1928

RETAIL/OFFICE FOR SALE

207 N Sale St
Ellettsville, IN 47429

Opportunity to own a rare commercial building (2 parcels that could be divided into 2 separate units) in the heart of downtown Ellettsville with 2,580± sq ft. Perfect for retail, office, or investment use. Zoned C-3, the property offers flexibility for a variety of business types. The building combines historic charm with modern updates, having undergone a complete renovation in 2011 that included new plumbing, electrical, flooring, and walls. Move-in ready with an adaptable floor plan: the current layout allows for one user to occupy the full building, or easily divide it into two separate suites with minimal modification. One unit would be 1,320± sq ft and the other unit would be 1,260± sq ft. Two existing exterior entrances along Sale Street makes it simple to lease one side while operating your own business in the other, or rent both for strong investment potential. Excellent visibility and accessibility with ample free public parking along the street, across the street, and behind the building. Currently home to Marion Adam Rare Coins (who will be vacating upon the sale), this property offers an exceptional combination of location, character, and versatility.

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FOR SALE

C21 COMMERCIAL

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