



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**

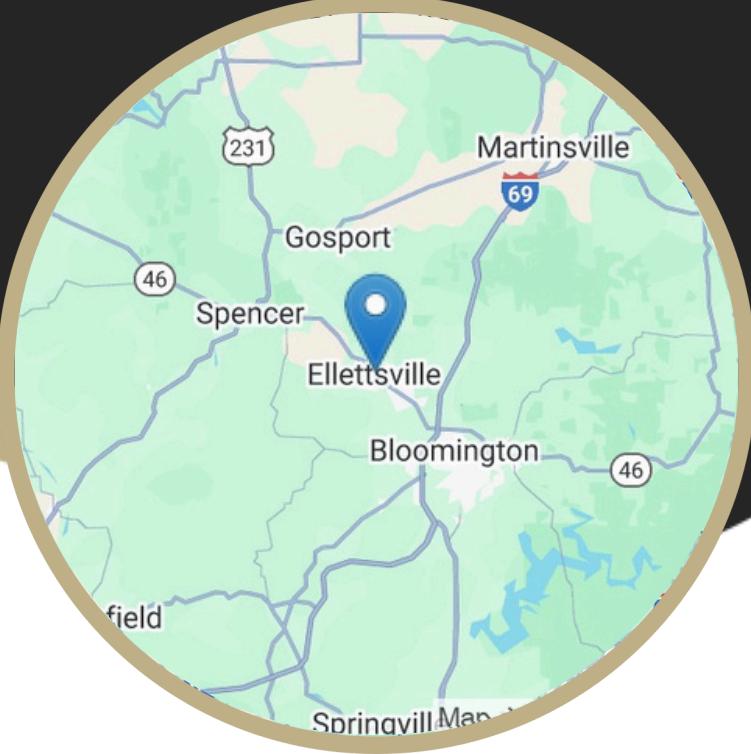
Opportunity to own a rare commercial building (2 parcels that could be divided into 2 separate units) in the heart of downtown Ellettsville with 2,580± sq ft. Perfect for retail, office, or investment use. Zoned C-3, the property offers flexibility for a variety of business types. The building combines 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.

Contact:

**CRAIG DOHMAN
COMMERCIAL BROKER**

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 **COMMERCIAL.**

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