



MLS Client View			
<b>MLS #</b>	202617601	<b>Year Built</b>	1984
<b>Area</b>	Gibson County	<b>Construction Type 1</b>	brick
<b>Address</b>	410 W Morton Street	<b>Number of Buildings</b>	1
<b>City</b>	Oakland City	<b>Stories</b>	1.0
<b>Status</b>	Active	<b>City Zoning</b>	
<b>Class</b>	COMMERCIAL	<b>County Zoning</b>	
<b>Listing Price</b>	\$199,500	<b>Zoning Description</b>	

### Additional Photos



Listing courtesy of:  
RE/MAX REVOLUTION

Seller Concessions Offer Y/N  
Seller Concession Amount \$

### General Property Information:

<b>Parcel# ID</b>	26-14-19-101 -000.820-007	<b>Total Restrooms</b>	2	<b>Building Information</b>				
<b>Platted Y/N</b>	Yes	<b>Auction Message</b>			<b>Above Grade Sqft</b>	<b>Below Grade Sqft</b>	<b>Story</b>	<b>Finished Office Sqft</b>
<b>Cap Rate</b>		<b>Ceiling Height</b>	9	<b>Building 1</b>	2,640	0	1	2,640
<b>Auction Y/N</b>	No	<b>Parking</b>	Yes	<b>Building 2</b>				
<b>Township</b>	Columbia	<b>Column Spacing</b>	4	<b>Building 3</b>				
<b>LotSzSF</b>	23,566	<b>Parking Type</b>	paved	<b>Taxes</b>				
<b>LotSzAcr</b>	0.5410	<b>Road Access</b>	City	<b>Annual Taxes</b>	\$0.00			
<b>Lot Dimensions</b>	n/a	<b>Ingress/Egress</b>	Asphalt	<b>Type of Sale</b>				
<b>Years Established</b>		<b>Waterfront Y/N</b>	No	<b>Year Taxes Payable</b>	Tax exempt			
<b>Known UG Strge Tanks Y/N</b>	/N	<b>Water Heater Y/N</b>	Yes					
<b>Knwn Soil/Oth Cntmin. Y/N</b>	/N	<b>Water Softener Y/N</b>	No					
<b>Currently Leased Y/N</b>	No	<b>Equipment Y/N</b>	No					
<b>Lease Term Remaining</b>	0	<b>Sprinkler System Y/N</b>	No					
		<b>Fire Doors Y/N</b>	Yes					
		<b>Enterprise Zone</b>	No					

### Public Remarks & Directions

**Remarks** Exceptional opportunity to own a well-maintained brick commercial building in a high-visibility corner location on Morton Street in Oakland City. Formerly a bank and currently utilized as office space, this versatile property offers a functional layout that includes a welcoming lobby, multiple private offices, and an intact drive-through and vault. Ideal for a variety of business uses. The building is in good condition and provides excellent accessibility, making it suitable for continued office use or conversion back to a financial institution. With its flexible floor plan, the property is also well-suited for professional offices, medical or dental practices, or other service-based businesses.

**Directions to Property** From the Hwy 57 & Hwy 64 intersection, east on Hwy 64, to the property on the right, just past the golf course.

### Property Features

<b>BASEMENT/FOUNDATION</b> Slab	<b>LOCATION</b> City
<b>HEATING/FUEL</b> Conventional	<b>PRESENT USE</b> Institutional/Govrnmtl, Professional
<b>COOLING</b> Central Air	<b>DOCUMENTS AVAILABLE</b> Aerial Photo
<b>EXTERIOR</b> Brick	<b>EXEMPTIONS</b> Tax Exempt
<b>SALE INCLUDES</b> Building	<b>PROPERTY USE</b> Investment Property, Vacant-Best for Owner/Usr
<b>FIRE PROTECTION</b> City	
<b>ROOF MATERIAL</b> Composite	
<b>INTERIOR WALLS</b> Drywall	
<b>FLOORING</b> Part Carpet	
<b>PARKING</b> Lot	
<b>INTERNAL ROOMS</b> Kitchen, Office, Storage	



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