

FOR SALE OR LEASE

613 W. Main Street
Greentown, Indiana 46936



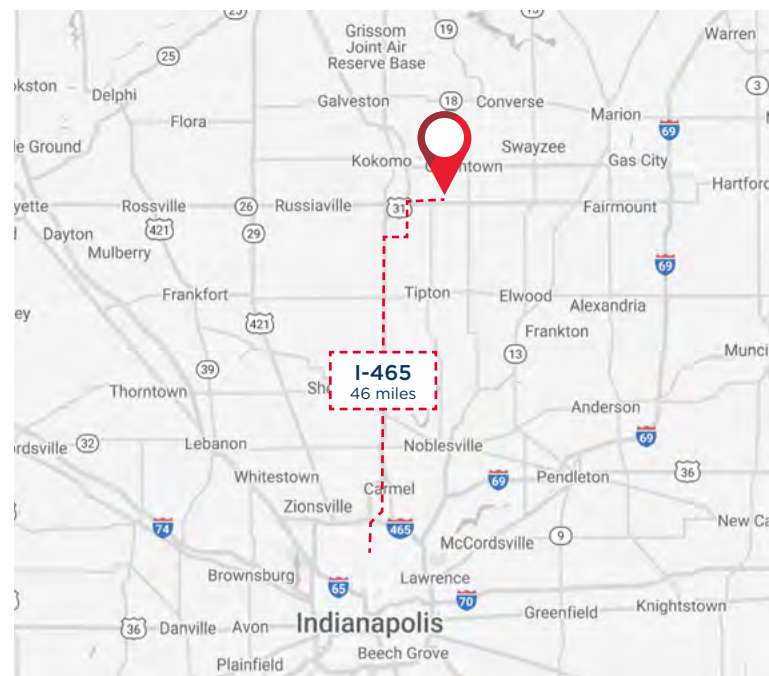
HIGHLY VISIBLE LOCATION



±14,832 SF BUILDING

Property Highlights

- Total Building Size: ±14,832 SF
- Office/Showroom: ±6,000 SF
- Site Size: ±9.52 acres
- Auto Parking: ±25 spaces (ample yard area to expand parking)
- Drive-in Doors: Five (5)
- Ceiling Height: 16'
- Year Built: 1997
- Zoning: General Business (B1)
- Flood Zone: An area of the southern portion of the site is located in AE flood zone.
- Electrical: Four (4) electrical panels, three (3) are 200 amp, 120/240 volt, 3 phase
- 2023 Pay 2024 Real Estate Taxes: \$13,794.64
- **REDUCED Purchase Price: \$1,400,000.00**

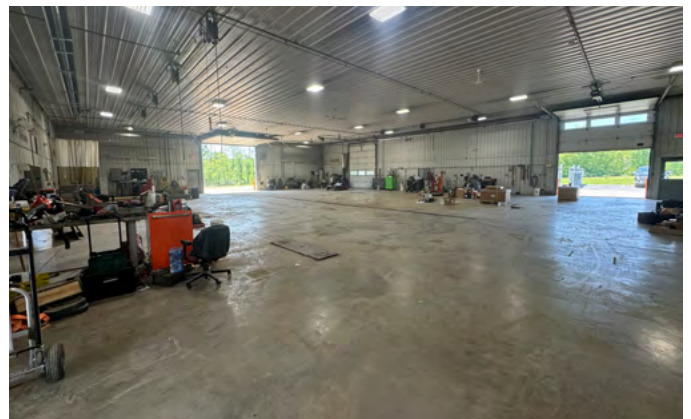


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