

**Expired**

Industrial

CC Zoning

Built

Listing ID:	21835296	List Price:	\$695,000
Property Type:	Commercial Sale	Orig. List Price:	\$595,000
Subtype:	Industrial	List Date:	01/28/2022
Transaction Type:	For Sale	DOM/CDOM:	20/20
Subdivision:		County:	Hancock

### Directions

From I70 and Mt Comfort exit, head South to CR 200 N, head West to property on your left.

### Property Description

Up for sale is this 5.95 acre parcel located within Hancock County in the town of Greenfield. Property is located directly across the street from Hancock Health Gateway. This property is visible from Interstate 70 and Mt Comfort Rd. It is located within minutes of I70, KOA Campground and Mount Comfort RV. The potential zoning of the property is commercial common or neighborhood. The current structure on the property boasts 2,700+ Square Feet. There are two other structures on the property besides the residence. Currently a .5 acre pond on this parcel.

### Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Home can be shown to serious buyers only.

### Listing Details

Area:	3006 - Hancock - Buck Creek	# of Acres:	5.95
Legal Desc:	30-05-25-100-010.000-006	Lot Size (SqFt):	6
Section/Lot Number:	/	Divisible:	

**Property Overview**

Building Name:	
Builder Name:	
# of Stories:	1
Space Available:	2,708
Min Contig:	
Max Contig:	
Ceiling Height:	
Multi Tenant:	
Anchors CoTenants:	
Signage:	

Construction Materials:	
Roof:	
Building Utilities:	Private Well, Septic System, Sump Pump
HVAC:	
Sprinkler:	
Traffic Count:	
Traffic Year:	
Parking Surface:	
Road Surface Type:	Asphalt
Road Access:	
Road Frontage Type:	County Road, Frontage Rd, Highway, Interstate

**Financial**

Tax ID:	30-05-25-100-010.000-006
Semi Tax:	\$533.00
Tax Year Due:	2021

Existing Lease:	
Existing Lease Type:	
Remaining Term:	
Proposed Lease:	
Proposed Term:	

## Contact & Contract Information

List Type:	Exclusive Right to Sell
Listing Terms:	Conventional
Listing Date:	01/28/2022
Entered:	01/28/2022
Temp Off Mkt Date:	
Withdrawn Date:	
Expiration Date:	07/28/2022
Last Change Date:	07/28/2022
Buyer Agency Compensation:	3.00%
Variable:	No
List Office:	<a href="#">eXp Realty LLC</a>
List Agent:	<a href="#">Jason Alsup</a>
List Agent Phone:	(317) 258-1399
List Agent Email:	<a href="mailto:jasonalsupexp@gmail.com">jasonalsupexp@gmail.com</a>
List Agent BLC ID:	26628
Co-List Agent:	<a href="#">Aubrey Walters</a>
Co-List Agent Phone:	(317) 384-3329
Co-List Agent Email:	<a href="mailto:aubrey.walters@exprealty.com">aubrey.walters@exprealty.com</a>
Co-List Agent BLC ID:	31294
Contact Num 1 Type:	
Contact Num 1 Name:	Jason Alsup
Contact Num 1 Phone:	

Possible Financing:	Conventional, Insured Conventional
Inspection Warranties:	
Other Disclosures:	As-Is
Possession:	Negotiable
List Office:	<a href="#">eXp Realty LLC</a>
List Office Phone:	(888) 611-3912
List Office BLC ID:	EXPL02
Contact Num 2 Type:	
Contact Num 2 Name:	
Contact Num 2 Phone:	