

Active

3108 Blackiston Mill Road

3108 Blackiston Mill Road, New Albany, IN 47150



Overview

Super Wash car wash on .8159 acre site located just off Charlestown Road on heavily traveled Blackiston Mill Road. Successful ongoing business enterprise that also could be a great site for other retail, restaurant, or commercial uses.

For Sale

Retail

Secondary Uses: Car Wash

Sale Price	\$695,000
Price Per SF	\$249.8/SF
Building Size	2,782 SF
Acres	0.821 ac
Zoning Description	Highway Oriented Commercial
Building Name	Super Wash
Year Built	2003
Nearest MSA	Louisville/Jefferson County
Tax ID Number	22-05-06-300-381.000-008
Property Use Type	Business
Nearest Interstate	I-265 - 1 mi
Nearest Highway	Highway 311 (Charlestown Road)
Nearest Airport	Louisville International (UPS)
Nearest Port	Port of Indiana Jeffersonville
County	Floyd
Available	2026-04-06
Created	2025-10-07
Updated	2025-10-11
Listing ID	744102f2
Parcel APN	22-05-06-300-381.000-008

Baker Commercial Real Estate



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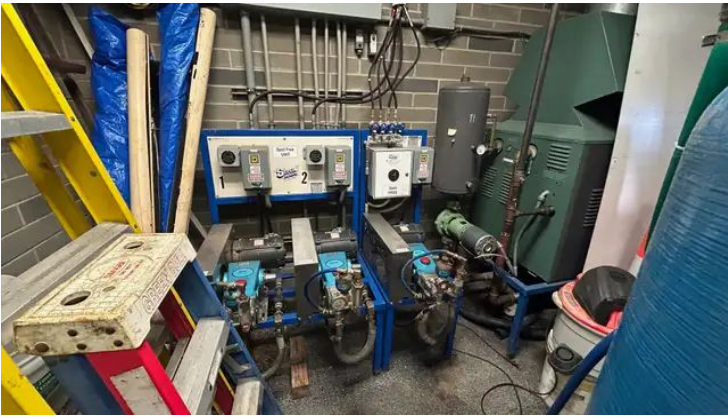
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Additional Images







Parcel Data

Parcel ID:	22-05-06-300-381.000-008
Address:	3108 BLACKISTON MILL RD
City:	NEW ALBANY
County:	floyd
State Abbr:	IN
Latitude:	38.335434
Longitude:	-85.796403
Opportunity Zone:	No
Square Feet:	35754
Acres:	0.821
Acres Calc:	0.82051
Building Size Calc:	3376
# of Buildings:	1
# of Addresses:	1
Legal Description:	P1026 L. 6; .8249 AC BLACKISTON MILL CENTRE ANNEXED FROM; 005-26101-07 TIF, Total ac after split; 0.8159 ac
FEMA Flood Zone:	X
FEMA Flood Zone Subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
FEMA Flood Zone Data Date:	2023-10-17
FEMA NRI Risk Rating:	Relatively Low
Lowest Elevation:	138.68
Highest Elevation:	140.64
Roughness Rating:	1
Transmission Line Distance:	1674
Land Value:	284300
Improvement Value:	38400
Total Value:	322700
Parcel Value Type:	TOTAL ASSESSED
Owner:	FUTURE FREEDOM, INC.
Owner Address:	2602 N OLD 56
Owner City:	SALEM

Owner State:	IN
Owner Zip Code:	47167-7050
Census Unified School District:	New Albany-Floyd County Consolidated Schools
Residential Delivery Indicator:	N
USPS Vacancy:	N
USPS Vacancy Date:	2025-08-01
Housing Affordability Index:	104
Population Density:	743.7
Population Growth (Past 5 Years):	0.5
Population Growth (Next 5 Years):	0.29
Housing Growth (Past 5 Years):	0.68
Housing Growth (Next 5 Years):	0.57
Household Income Growth (Next 5 Years):	3.1
Median Household Income:	89205
Updated Date:	2025-08-20T20:01:07.412+00:00
mail_addpref:	N
neighborhood:	Comm City Prime - Off Drag
state_parcelnumb:	22-05-06-300-381.000-008
usedesc:	Car Wash

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