


Property Type COMMERCIAL	Status Active	CDOM 3	DOM 3	Auction No	
MLS 202411003	203 A W State Rd 68	Haubstadt	IN 47639	Statu Active	LP \$154,900
	Area Gibson County	Parcel ID 25-19-31-303-000.103-009	Type Office		
Cross Street		Age 40			
REO N	Short Sale No				
Legal Description Original Plan 248/249					
Directions From Hwy 41, Hwy 68 east across railroad tracks to the building on the right.					
Inside City Limits	City Zoning	County Zoning	Zoning Description		

Remarks This exceptional property presents a unique opportunity to acquire a building formerly used as a veterinary clinic, ideally located in Haubstadt, IN. Situated conveniently off Highway 68, the property boasts easy accessibility and visibility, making it an attractive investment for a variety of uses. With a total area of 1,440 square feet, the property features several exam rooms that could easily be repurposed as offices, a welcoming front lobby, and ample parking space for clients and visitors. The building has metal siding, ensuring longevity and minimal maintenance requirements. Additionally, a room formerly used for kennels offers potential for expansion or adaptation to suit the needs of the new owner. The property's former use as a veterinary clinic presents an opportunity for a new owner to continue operating a similar business, medical office, professional office or retail establishment.

Agent Remarks Call listing agent for all showings

Sec	Lo	Township Johnson	Lot Ac/SF/Dim 0.2040 / 8,886 / 75 x 110	Src	
Year Built 1984	Age 40	New No	Years Established	Exterior Metal	Foundation Crawl, Slab
Const Type frame	Total # Bldgs 1		Stories 1.0	Total Restrooms 1	
Bldg #1 Total Above Gd SqFt 1,440	Total Below Gd SqFt 0		Story 1	Finished Office SqFt 1,440	
Bldg #2 Total Above Gd SqFt	Total Below Gd SqFt		Story	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt		Story	Finished Office SqFt	
Location	Fire Protection	City	Fire Doors No		
Bldg Height	Roof Material Composite	Int Height 8			
Interior Walls Drywall	Ceiling Height 8	Column Spcg 10			
Flooring Concrete, Vinyl Tile	Parking Gravel, Lot	Water None			
Road Access City	Equipment No	Well Type			
Currently Lsd No	Enterprise Zone No	Sewer City			
			Fuel /	Conventional	
			Heating		
			Cooling	Central Air	
			Burglar Alarm	No	
			Channel Frtg		
			Water Frtg		

SALE INCLUDES Building, Land
SPECIAL FEATURES Single Phase
PROPERTY USE Vacant-Best for Owner/Usr

Water Access	Water Name	Lake Type
Water Features None		
Auction No	Auctioneer Name	Auctioneer License #
Occupancy	Owner Name	
Financing: Existing None	Proposed	Excluded Party None
Annual Taxes \$976.04	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2024	Possession immediate
List Office RE/MAX REVOLUTION - office: 812-386-3222	List Agent Tim D Mason - Cell: 812-664-0845	
Agent ID RB14024551	Agent E-mail timmason@remax.net	
Co-List Office	Co-List Agent	
Showing Instr call listing agent		
List Date 4/3/2024	Exp Date 4/1/2025	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 3%
Virtual Tour Unbranded Virtual Tour	Variable Rate No	Allow AVM Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Selling Price	Type of Sale
Sold/Concession Remarks	How Sold	CDOM 3
Sell Office	Sell Agent	Sell Team
Co-Sell Office	Co-Selling Agent	

Presented by: Tim D Mason - Cell: 812-664-0845 / RE/MAX REVOLUTION - office: 812-386-3222

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