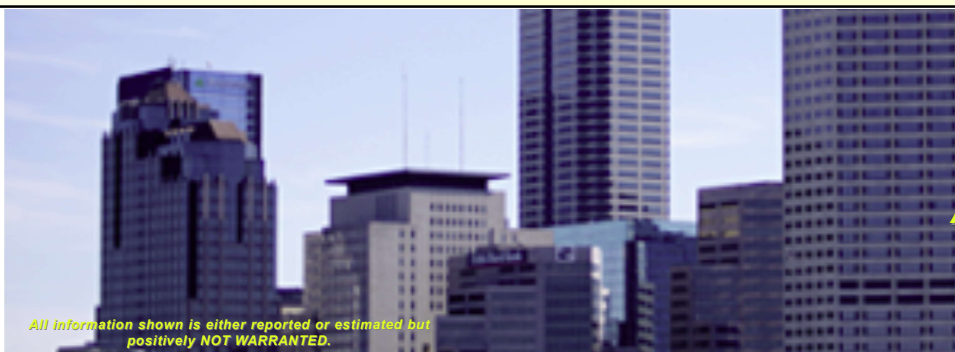
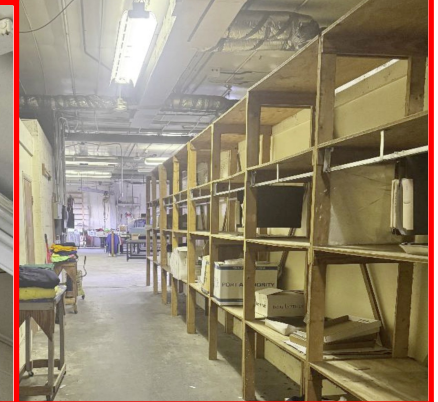
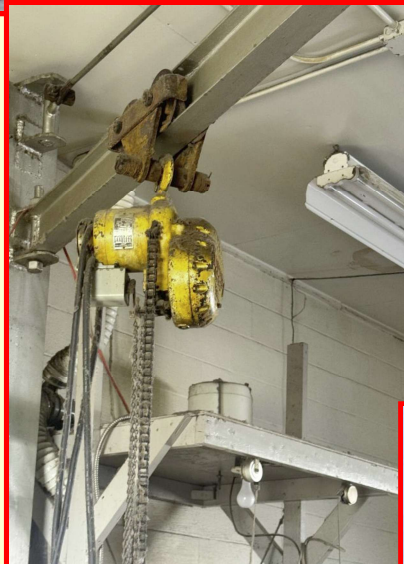



**1309 S. Nebo Road (West North of SR 332/Kilgore)
Dark Star Printing Building
1.16 Acres**



- ~Sale Price: \$495,000
- ~Lease Price: As Agreed
- ~Building Size: 6,200 SF
- ~Class of Property: Industrial / Retail
- ~Zoning: C1 Yorktown
- ~Lot Size: 1.16 Ac.
- ~Approximate Age: 1960 / 1990
- ~Tax ID: 18-10-14-429-027.000-017
- ~Real Estate Taxes: \$3,158.06/YR (payable 2025)
- ~Type of Heat: Gas
- ~City Water: Available (currently using well)
- ~City Sewer: Yes
- ~Gas: Yes
- ~Other: Very clean, new roof in 2025 (\$38,000)





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3410 W FOX RIDGE LANE
MUNCIE, INDIANA 47304
(765) 282-7785

All information shown is either reported or estimated but positively NOT WARRANTED.