



202311743	Active	6207 W Taylor Road	Unit#:	Muncie	47304	\$1,000	
Area Delaware Co/Twp Mt Pleasant		Sub None					
Class COMMERCIAL FOR LEASE/ Other/Unknown		Yr Built 1860 Business Name					
Listing Cond None		Lease Includes Building					
Excluded from Lease		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"></div> <div style="text-align: center;"></div> <div style="text-align: center;"></div> <div style="text-align: center;"></div> </div>					
H List Dt 4/17/2023		DOM 36	Original \$1,000				
Possession Negotiable		Prop Use Present Use					
Special Assessments		Listing Facilitator Jason Lipps 765-760-4837 jason@krame... Assoc Doc 1					

List Agent Ryan Kramer - Cell: 765-717-2489 Listing Facilitator Jason Lipps 765-760-4837 jason@krame... Assoc Doc 1  
 Co-Agent Rfr Agent Compensation  
 Listing Office RE/MAX Real Estate Groups - Office: 765-288-0400 Tenant Agent Compensation 3%

<b>Currently Leased</b> No <b>Yrs Established</b> <b>Total Restrooms</b> 2 <b>Entpz Zone</b> No <b>Inside City Limits</b> <b>City Zoning</b>  <b>County Zoning</b>  <b>Tax Abatement</b> No <b>New Constr</b> No <b>Type 1</b> Wood Frame <b>Type 2</b>	<b>Approx Acres</b> 0.8200 <b>Lot #</b> <b>Location</b> City <b>Fence</b> <b>Cross Street</b>  <b>Traffic Count</b> <b>Parking</b> Yes # of Spaces 14 <b>Parking</b> Gravel, Off-Street <b>Type</b> Off street  <b>Road Access</b> City <b>Road Surface</b>	<b>Legal De...</b> BRADFORD PARK Lot # 48-49-46-47  <b>Tax ID</b> <b>Parcel ID</b> 181013351017000017 <b>Parcel ID 2</b> <b>Ann Taxes</b> \$3,818.50 Yr Payable 2023 <b>Assessed Value</b> <b>Other Fees</b> <b>Description</b> <b>Owner RE License Y/N</b> No <b>Agent/Owner Related</b> No	<b>Lease \$:</b> \$1,000 <b>Per:</b> Mo... <b>Term:</b> 1 Year, 2 Years, Negotiable <b>Term Remaining/a</b> <b>Lease Type</b> Gross Lease <b>Cap Rate</b> <b>Minimum SqFt</b> <b>Security Deposit</b> <b>Gross Mo. Rent</b> <b>Gross Mo. Exp</b> \$100 <a href="#">Schedule a Showing</a> <b>LB Location</b> Spindle on top of r <b>LB Type</b> Electronic Sentrilock <b>Inst:</b>
<b># Blds</b> 1 <b>Stories:</b> <b>Bld1 2 Bld2 Bld3</b> <b>Building Height</b> <b>Ceiling Height</b> 8' <b>Column Spacing</b> n/a <b>Total AG SqFt</b> 2,508 <b>Bld1 AG SqFt</b> 2,508 <b>Bld1 BG SqFt</b> 0 <b>Bld1 Fin Office SF</b> 2,508 <b>Bld2 AG SqFt</b> <b>Bld2 BG SqFt</b> <b>Bld2 Fin Office SF</b> <b>Bld3 AG SqFt</b> <b>Bld3 BGSqFt</b> <b>Bld3 Fin Office SF</b> <b>Ann Lease \$/SqFt</b> <b>Prc/Acre</b> \$1,219.51 <b>Internal Rms</b>	<b>Exterior</b> Vinyl <b>Roof Material</b> Asphalt, Shingle <b>Foundation</b> Slab <b>Heating/Fuel</b> Electric, Forced Air <b>Cooling</b> Central Air <b>Water Utility</b> Well <b>Sewer</b> City <b>Interior Walls</b> Wood  <b>Flooring</b> Carpet  <b>Public Utilities</b>	<b>Personal Prop. Included</b> <b>Equipment</b> No <b>Water Softener</b> No <b>Water Heater</b> Yes <b>Special Features</b> None  <b>Enviromental Reports Available</b>  <b>Docs</b> Floor Plan  <b>Known Soil/Oth Cntmn</b> <b>Knwn UG Storage Tanks</b> <b>Tenant Pays</b>  <b>Owner Pays</b>	<b>Fire Protection</b> City <b>Fire Doors</b> Yes <b>Burglar Alarm</b> No <b>Sprinkler System</b> No <b>Smoke/Fire Alarm</b> Yes <b>Si...</b> No  <b>Security Light</b> No <b>Security Gate</b>  <b>Type:</b> <b>Waterfront:</b> <b>Frontage</b> <b>Name</b> <b>Access</b> <b>Lake Type</b>  <b>Features</b>
<b>Agent Views</b> 30 <b>Client Views</b> 2	<b>M Directions</b> West on Kilgore Ave to property on northside of road.		

Spacious office/studio space offering 2,508 Square Feet, 2 restrooms, kitchen area, private offices and large open space. New ceiling and lighting to be installed. Landlord will install new flooring of tenant's choice. Tenant pays electric.

<b>Sell Team</b> <b>Sell Agent</b> <b>Sell Office</b> <b>How Sold</b>	<b>Type</b>	<b>SP/LP%</b>	<b>Conc Pd</b>	<b>Sold/Conc Rmks</b>	<b>Closing Date</b> <b>Leased Price</b>
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