



MLS Client View			
<b>MLS #</b>	202413114	<b>Year Built</b>	2011
<b>Area</b>	Gibson County	<b>Construction Type 1</b>	brick
<b>Address</b>	835 S Ninth Avenue	<b>Number of Buildings</b>	1
<b>City</b>	Haubstadt	<b>Stories</b>	1.0
<b>Status</b>	Active	<b>City Zoning</b>	
<b>Class</b>	COMMERCIAL	<b>County Zoning</b>	
<b>Listing Price</b>	\$325,000	<b>Zoning Description</b>	

**Additional Photos**



Listing courtesy of:  
RE/MAX REVOLUTION

BBC 3%

**General Property Information:**

<b>Parcel# ID</b>	26-23-06-200 -000.825-009	<b>Total Restrooms</b>	2	<b>Building Information</b>				
<b>Platted Y/N</b>	Yes	<b>Auction Message</b>			<b>Above Grade Sqft</b>	<b>Below Grade Sqft</b>	<b>Story</b>	<b>Finished Office Sqft</b>
<b>Cap Rate</b>		<b>Ceiling Height</b>	9	<b>Building 1</b>	2,880	0	1	2,880
<b>Auction Y/N</b>	No	<b>Parking</b>	Yes	<b>Building 2</b>				
<b>Township</b>	Johnson	<b>Column Spacing</b>	10	<b>Building 3</b>				
<b>LotSzSF</b>		<b>Parking Type</b>	Rear of buidng	<b>Taxes</b>				
<b>LotSzSF</b>		<b>Road Access</b>	City	<b>Annual Taxes</b>	\$6,542.00			
<b>LotSzAcr</b>	0.0000	<b>Road Access</b>	City	<b>Type of Sale</b>				
<b>Lot Dimensions</b>	0	<b>Ingress/Egress</b>	Asphalt	<b>Year Taxes Payable</b>	2024			
<b>Years Established</b>		<b>Waterfront Y/N</b>	No					
<b>Known UG Strge Tanks Y/N</b>	/N	<b>Water Heater Y/N</b>	Yes					
<b>Knwn Soil/Oth Cntmin. Y/N</b>	/N	<b>Water Softener Y/N</b>	Yes					
<b>Currently Leased Y/N</b>	No	<b>Equipment Y/N</b>	No					
<b>Lease Term Remaining</b>	0	<b>Sprinkler System Y/N</b>	No					
		<b>Fire Doors Y/N</b>	Yes					
		<b>Enterprise Zone</b>	No					

**Public Remarks & Directions**

**Remarks** This property, formerly a medical facility, offers a well-designed layout tailored to meet the needs of diverse businesses. Featuring several exam rooms, a front lobby, reception area, and a spacious parking lot at the rear. Situated in Haubstadt, this property enjoys excellent visibility from passersby and easy access for both customers and employees. Its strategic location ensures high foot traffic and maximum exposure for your business.

**Directions to Property** From Hwy 41, west on Hwy 68 to the building on the right

**Property Features**

<b>BASEMENT/FOUNDATION</b> Slab	<b>LOCATION</b> City, Commercial
<b>HEATING/FUEL</b> Forced Air	<b>PRESENT USE</b> Medical/Dental
<b>COOLING</b> Central Air	<b>DOCUMENTS AVAILABLE</b> Association By-Laws
<b>EXTERIOR</b> Brick	
<b>SALE INCLUDES</b> Building	
<b>FIRE PROTECTION</b> City	
<b>ROOF MATERIAL</b> Composite	
<b>INTERIOR WALLS</b> Drywall	
<b>FLOORING</b> Part Carpet, Vinyl Tile	
<b>PARKING</b> Lot, Paved	
<b>INTERNAL ROOMS</b> Other	



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