

# Office For Sale

Baker Commercial Real Estate

PO Box #163 Sellersburg, IN 47172 | 812-285-0900

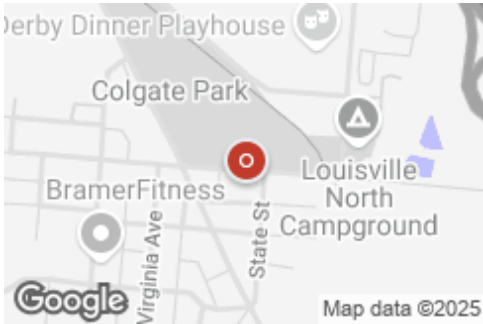
## 21,000sf Office Building w/ Gym

230 E Montgomery Ave, Clarksville, IN, 47129

Office: General For Sale

Prepared on April 08, 2025

1 of 1 Listings



### Listing Details | Office For Sale

Secondary Uses	Specialty	Vacant	Yes
Total Available Space	21,000 SF	Available Date	Now
Asking Price	\$800,000	Days On Market	14 days
Listing Price Per SF	\$38.10	Date Listed	3/25/2025
Cap Rate (Actual)	-	Last Modified	4/08/2025
Possession	Now	Listing ID	42320770
Signage	Free-Standing	Parking Spaces	-

### Description

Ohio Falls Office Complex: 2 story multi-tenant building with beautifully maintained gymnasium. Formerly used as a school and then as the Town of Clarksville government offices; now vacant multi-tenant building.

Directions to Property: across from the Clarksville Little Theatre on the south side of E Montgomery Ave and at SW corner of State and E Montgomery.

(Square footage is approximate/see broker for floor plan drawing)

### Property Features

#### Location Details

Address	230 E Montgomery Ave, Clarksville, I...	Parcels	101400103238000012
Zoning	B-1	In Opportunity Zone	Yes
Submarket	OZ - IN Clark	Name	230 E Montgomery Ave
County	Clark	Nearest MSA	Louisville/Jefferson County

Building Details

Sub Type	General	Occupancy Type	Multi-tenant
Building Status	Existing	Building Class	C
Building Size	30,362 SF	Parking Spaces	-
Land Size	0.89 Acres / 38,640 SF	Parking Ratio	-
Number of Buildings	1	In Opportunity Zone	Yes
Number of Floors	2	Water	Yes
Year Built	1925	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Rail Service	No

Property Listings

5 Listings | 3,000 - 21,000 SF | Negotiable

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Executive Suites/Cowork...	1st Floor	3,100 SF	\$3,400 Month Gross Lease	2/18/2024
For Lease	No	Executive Suites/Cowork...	2nd Floor	5,100 SF	\$3,900 Month Gross Lease	2/18/2024
For Lease	No	Specialty	Gym	8,900 SF	\$5,000 Month Gross Lease	1/29/2024
For Lease	No	Executive Suites/Cowork...	Lower Level	3,000 SF	\$2,750 Month Gross Lease	2/18/2024
For Sale	-	Office	-	21,000 SF	\$800,000	Now

Additional Photos











Contact



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