

Commercial Agent Detail Report

Listings as of 05/23/2023 at 4:35pm

Page 1

List Price: 229,900 **Address:** 2240 S US 35, Knox, IN 46534-8694
Cross St:

Listing: #530515
REO: No

Status: Active 05/16/23

Property Type: Commercial, Retail

Agreement Type: Excl Right To Sell



Remarks - COMMERCIAL BUILDING ON A LARGE LOT RIGHT ON US 35 - Excellent opportunity to own an established business. Very high traffic count on the south end of Knox. Formerly Mike's Mower Mart. Nearly 5,000SF includes large showroom along with counter area for customer service, plenty of storage for parts etc. and large workspace. Overhead doors for easy access. Plenty of parking in the large front lot.

Area: 605-Bal. Starke Co **List Date:** 05/16/23
Sq Ft (approx): 4949 **Year Built:** 1940
Lot Size (approx acres): 0.4900 **DOM:** 7
Lot Dim: .49AC
Directions: US-35 south to property on the east side.

Var Rate: No **Subdivision:** None
Township: Center-Starke **County:** Starke
Zoning: **APN:** 750635101035000003

Insurance Expense:
Water Expense:
Total Annual Income:
Air Condition: Central Air
Backup Information: Aerial Map
Bldg Construction: Steel Siding
Docks: None
Bldg Exterior: Steel Siding
Foundation: Concrete Perimeter
Frontage Access: US Highway
Information: None
Misc Inside: Private Restrooms
Parking Spaces:
Potential Use: Convenience Store,Gas Station/Auto Ser,Office,Restaurant/Fo
Roof Structure: Pitched,Truss
Terms: Cash,Conventional
Utilities: Other

Electricity Expense:
Maintenance Expense:
Taxes:
Amenities: Other
Ceiling Type: Exposed Under Roof,Sheet Rock,Wood Panel
Current Use: Special Use,Other
Electrical Services: 101 - 200 Amps
Floor Finish: Concrete
Fire Protect: Alarm Monitored,Alarm on Site
Heat Ventilation: Central Bldg Heat,Forced Air,Gas Heat
Location:
Misc Outside: Other
Parking: Unpaved Parking
Roof Coverage: Metal
Rail Availability: None
Tenant Pays: None

BAC: 2.4% **Poss:** **EMD:** 3000 **AOInt N**
:

Legal: PT N 1/2 NW. S35 T33 R2. .49 A.
Business is currently not operational.

Showing Inst: Use ShowAssist.

Contract Type: Excl Right To Sell
Owner Name: The Mower Mart LLC
Listing Office: RE/MAX 1st Choice (ID: 1133)
Listing Agent: John R Wampler (ID: 11449)
Listing Co-Agnt: (ID:)

Phone:
Phone: 574-772-5784
Phone: 574-772-5784
Phone:

Occupnt Type: O

Off File:
Phone to Show:

Presented By: Jason Wampler/ RE/MAX 1st Choice

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.