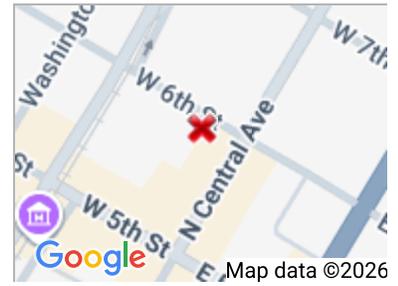


**ALL FIELDS DETAIL**



**MLS #** 10051324  
**Class** COMMERCIAL  
**Type** Commercial  
**Area** Fayette County  
**Asking Price** \$299,000  
**Address** 531 N CENTRAL AVENUE  
**Address 2**  
**City** Connersville  
**State** IN  
**Zip** 47331  
**Status** ACTIVE  
**Sale/Rent** For Sale  
**IDX Include** Y

**Terms** None  
**Lease Type** No  
**Zoning** Lease C3  
**Restrictive Covenants** No  
**Overhead Doors** None  
**Docks** None  
**Existing Survey** None  
**Space Plans Available** Yes  
**Food Grade** No



**GENERAL**

**VOW Include** Yes  
**VOW Comment** Yes  
**Lease Price \$**  
**Lot Size**  
**Legal** HARLANS LOT # 70 & PT. LOT # 69  
 531 CENTRAL AVENUE

**Roof Age**  
**Approx. Total SQFT** 25,643  
**Bldg/Ste 1 Manuf. SQFT**  
**Bldg/Ste 1 Office SQFT** 25643  
**Bldg/Ste 2 Total SQFT**  
**Bldg/Ste 2 Warehouse SQFT**  
**Bldg/Ste 2 Retail SQFT**  
**Bldg/Ste 3 Manuf. SQFT**  
**Bldg/Ste 3 Office SQFT**  
**Parking Spaces** SHARED  
**Last Year Remodeled** 2020  
**Loading Dock** NO  
**Util. Included in Lease** N/A  
**Elect. Service: Phase**  
**Directions** US 40 HEAD NORTH ONTO CENTRAL AVE, STRAIGHT FOR 6 BLOCKS, LOCATED ON RIGHT SIDE JUST PAST 5TH ST

**Agent** Dean Retz - cell: 765-969-5081  
**Listing Office 1** Coldwell Banker Lingle - Main: 765-966-1581  
**Listing Office 2** Coldwell Banker Lingle - Main: 765-966-1581

**Bank/Corporate Owned**  
**Listing Date** 6/18/2025  
**Off Market Date**  
**Search By Map**  
**Update Date** 11/24/2025  
**HotSheet Date** 11/24/2025  
**Input Date** 6/18/2025 2:39 PM  
**Original Price** \$400,000  
**Geocode Quality** Exact Match  
**Sold Price Per SQFT**

**Input Date** 6/18/2025 2:39 PM  
**Unique Property Identifier**  
**Floor Plans Count** 0

**VOW Address** Yes  
**VOW AVM** Yes  
**County** Fayette  
**Approx. # Acres** 0.3930  
**Approx. Year Built** 1900

**Roof Type** Rubber  
**Bldg/Ste 1 Total SQFT** 25643  
**Bldg/Ste 1 Warehouse SQFT**  
**Bldg/Ste 1 Retail SQFT**  
**Bldg/Ste 2 Manuf. SQFT**  
**Bldg/Ste 2 Office SQFT**  
**Bldg/Ste 3 Total SQFT**  
**Bldg/Ste 3 Warehouse SQFT**  
**Bldg/Ste 3 Retail SQFT**  
**Ceiling Height**  
**Bay Size** N/A  
**Overhead Doors** NO  
**Elect. Service: Amp**  
**IN Rsp. Party Trans. Form**  
**Showing Instructions** SHOWING TIME,

**Listing Team**  
**Listing Agent 2** Denise Retz - cell: 765-969-7140

**Owners Name**  
**Occupied by** Tenant  
**Expiration Date** 5/14/2026  
**Virtual Tour** Virtual Tour  
**Tax ID**  
**Status Date** 6/18/2025  
**Price Date** 11/24/2025  
**Associated Document Count** 2  
**Days On Market** 222  
**Picture Count** 50  
**Agent Only** <https://www.dotloop.com/my/loop/p/1ymJ4A8FqnA?v=JecTb>

**Update Date** 11/24/2025 1:06 PM  
**RESO Universal Property Identifier**  
**Floor Plans Update Date**

**FEATURES**

**STYLE** 2 Story  
**EXTERIOR** Formed Concrete  
**ROOF** Flat  
 Rubber Membrane  
**GARAGE TYPE** None

**AMENITIES** Internet  
**AIR CONDITIONING** Central Air  
**WATER** City  
**SEWER** City  
**LIGHTING**

**HEAT TYPE** Roof Mounted Electric  
**ELECTRIC COMPANY** Duke

**POSSESSION** Immediate  
 Tenants Rights  
**FINANCING OFFERED** Cash  
 Conventional  
 FHA  
 Other  
**TAX CREDITS**

**FINANCIAL**

Parcel ID	ASKAGENT	Tax Dup #	
Cap Rate %	21.00	Taxes/Half	\$1,211.25
Total Assessed Value		Land Valuation	
Improvements Valuation		Avg. Gas per Month	
Avg. Electric per Month		Avg. Water per Month	
Price Per SqFt		Lockbox (Y/N)	

**SOLD STATUS**

How Sold	Contract Date
Closing Date	Sold Price
Seller Concession	Selling Agent 1
Selling Team	Selling Office 1
Selling Agent 2	Selling Office 2

**REMARKS**

**Remarks** Exceptional investment opportunity in the heart of Connersville's Central Business District. This 25,643 SF, two-story commercial property is located in a federally designated Opportunity Zone, offering potential tax advantages for investors. Currently providing two income-producing tenants, the building generates \$85,000 in annual NOI, delivering an impressive 21.25% cap rate. You will want to check out the endless possibilities this property has to offer not to mention a 2 story bank vault. Schedule your private showing today with the Retz Real Estate Team, Dean at 765-969-5081 or Denise at 765-969-7140. We put the REAL in Realtors!

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is deemed reliable, but not guaranteed.

