



MLS Client View			
<b>MLS #</b>	202540053	<b>Year Built</b>	1997
<b>Area</b>	Gibson County	<b>Construction Type 1</b>	pole frame
<b>Address</b>	990 N US Hwy 41	<b>Number of Buildings</b>	1
<b>City</b>	Princeton	<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>	\$899,900	<b>Zoning Description</b>	

**Additional Photos**



Listing courtesy of:  
RE/MAX REVOLUTION

Seller Concessions Offer Y/N  
Seller Concession Amount \$

**General Property Information:**

<b>Parcel# ID</b>	26-11-02-400 -001.674-027	<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>	12'	<b>Building 1</b>	10,395	0	1	100
<b>Auction Y/N</b>	No	<b>Parking</b>	Yes	<b>Building 2</b>				
<b>Township</b>	Patoka	<b>Column Spacing</b>	8	<b>Building 3</b>				
<b>LotSzSF</b>	151,140	<b>Parking Type</b>	rock	<b>Taxes</b>				
<b>LotSzAcr</b>	3.4697	<b>Road Access</b>	County	<b>Annual Taxes</b>	\$4,871.00			
<b>Lot Dimensions</b>	0	<b>Ingress/Egress</b>	Combo	<b>Type of Sale</b>				
<b>Years Established</b>		<b>Waterfront Y/N</b>	No	<b>Year Taxes Payable</b>	2025			
<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>	No					
<b>Currently Leased Y/N</b>	No	<b>Equipment Y/N</b>	No					
<b>Lease Term Remaining</b>	n/a	<b>Sprinkler System Y/N</b>	No					
		<b>Fire Doors Y/N</b>	Yes					
		<b>Enterprise Zone</b>	No					

**Public Remarks & Directions**

**Remarks** Prime Commercial Opportunity on Hwy 41 – North of Princeton, IN For Sale: 10,395 Sq Ft Retail/Workshop Facility on 3.47 Acres Unlock the potential of this versatile commercial property located on a high-visibility corner lot along Hwy 41, just north of Princeton, Indiana. With 10,395 square feet of open-layout space, this building has served as a successful retail outlet and offers a flexible footprint ideal for a wide range of business uses. Ideal Uses Include: Retail showroom Equipment sales or service Workshop or fabrication Distribution hub Mixed-use redevelopment Don't miss this rare opportunity to own a high-traffic commercial site with room to grow.

**Directions to Property** Hwy 41 to the intersection of Hwy 41 and County Road 100 N

**Property Features**

<b>BASEMENT/FOUNDATION</b> Slab	<b>DOCUMENTS AVAILABLE</b> Aerial Photo
<b>HEATING/FUEL</b> Forced Air	
<b>COOLING</b> Central Air	
<b>EXTERIOR</b> Metal	
<b>SALE INCLUDES</b> Building	
<b>FIRE PROTECTION</b> Township	
<b>ROOF MATERIAL</b> Metal	
<b>INTERIOR WALLS</b> Metal	
<b>FLOORING</b> Concrete	
<b>PARKING</b> Gravel, Lot	
<b>INTERNAL ROOMS</b> Office, Showroom, Storage, Warehouse, Workroom	



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