



MLS Client View			
MLS #	202540053	Year Built	1997
Area	Gibson County	Construction Type 1	pole frame
Address	990 N US Hwy 41	Number of Buildings	1
City	Princeton	Stories	1.0
Status	Active	City Zoning	
Class	COMMERCIAL	County Zoning	
Listing Price	\$899,900	Zoning Description	

Additional Photos



Listing courtesy of:

RE/MAX REVOLUTION

Seller Concessions Offer Y/N

Seller Concession Amount \$

General Property Information:

Parcel# ID	26-11-02-400 -001.674-027	Total Restrooms	2
Platted Y/N	Yes	Auction Message	
Cap Rate		Ceiling Height	12'
Auction Y/N	No	Parking	Yes
Township	Patoka	Column Spacing	8
LotSzSF	151,140	Parking Type	rock
LotSzAcr	3.4697	Road Access	County
Lot Dimensions	0	Ingress/Egress	Combo
Years Established		Waterfront Y/N	No
Known UG Strge Tanks Y/N		Water Heater Y/N	Yes
Known Soil/Oth Cntmin. Y/N		Water Softener Y/N	No
Currently Leased Y/N	No	Equipment Y/N	No
Lease Term Remaining	n/a	Sprinkler System Y/N	No
		Fire Doors Y/N	Yes
		Enterprise Zone	No

Building Information				
	Above Grade Sqft	Below Grade Sqft	Story	Finished Office Sqft
Building 1	10,395	0	1	100
Building 2				
Building 3				

Taxes	
Annual Taxes	\$4,871.00
Type of Sale	
Year Taxes Payable	2025

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

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

DOCUMENTS AVAILABLE	Aerial Photo
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