



AVAILABLE

500 N Church Street
FT BRANCH, IN 47648

MULTIFAMILY INVESTMENT



- **Sale Price:** \$147,500
- **Total SF:**
 - Bldg A Duplex 1,638 SF
 - Bldg B Storage 1,034 SF
- **Total # of Units:** 4, 1 Vacant
- **# Bedroom/Bath:**
 - Unit A 2 Bed/ 1 Bath
 - Unit B 1 Bed/ 1 Bath
- **Lot Size:** 0.29 Acres
- **Year Built:** 1949
- **Heat Type/Source:** Electric
- **Annual Gross Income:** \$15,489
- **Annual Net Income:** \$13,068
- **Taxes:** \$1,591.38 (2025)
- **Showing:** Pre Approved & 24 hours notice
- **Located Between:** Ulen & Sinclair

Multifamily Investment includes Duplex & 2-unit Storage. Duplex is concrete structure with a stone exterior. Both unit kitchens' refrigerator & stove are included in the purchase. Unit A, including garage, is occupied by a long time tenant & Unit B is Vacant. Tenant is responsible for Utilities, split systems for heat & air in place. Storage building is concrete block building covered with vinyl and features concrete floor. Measuring 32' x32', storage does not currently have electric panel, but can be added. Owner is responsible for mowing, taxes and insurance. Unit A lease term 6 months from date of closing and 2-unit Storage lease term 3 months from date of closing. Listing as MLS# 202602645

For more information, contact:

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