

AVAILABLE

500 N Church Street
FT BRANCH, IN 47648

MULTIFAMILY INVESTMENT



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

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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