

ALL FIELDS DETAIL



MLS # 104902
Class COMMERCIAL/INDUSTRIAL
Type Retail/Service
Area Vigo County
Asking Price \$7,350,000
Address 4120 S Us Hwy 41
City Terre Haute
State IN
Zip 47802
Status Active
Sale/Rent For Sale
IDX Include Y



GENERAL

Client Hit Count	0	Agent Hit Count	44
Agent	DAVE CASH - Cell: 812-243-0930	Listing Office 1	REMAX R.E.A. - Main: 812-235-4433
Contingency (Y/N)	No	Listing Type	Exclusive Right
Prospect Reservation	No	Key Box (Y/N)	No
Listing Date	10/29/2024	Expiration Date	6/30/2025
Owner/Agent (Y/N)	No	Lot Size	7
# of Acres	7.00	# of Stories	1.00
# of Restrooms	3.00	Basement	No
Zoning	C	Parcel #	84-09-09-202-003.000-004
Township	Honey Creek	Business (Y/N)	No
Real Estate (Y/N)	Yes	Both Business & RE (Y/N)	No
Year Built	1968	A.V.	1681900
Exemptions	None	Personal Property	N/A
Building 1 Total SQFT	18,788	Building 2 Total SQFT	2,400
Total Square Feet	21188	VOW Include	Yes
Update Date	12/5/2024	VOW Address	Yes
Status Date	11/1/2024	VOW AVM	Yes
HotSheet Date	11/1/2024	VOW Comment	Yes
Price Date	11/1/2024	Input Date	11/1/2024 4:03 PM
Associated Document Count	0	Original Price	\$7,350,000
Days On Market	120	Owner/Family Related Y/N	N
Contract Signed Date	10/29/2024	Short Sale (Y/N)	No
RELO (Y/N)	No	Year Remodeled	2023
Geocode Quality	Exact Match	Picture Count	39
Input Date	11/1/2024 4:03 PM	Update Date	12/5/2024 11:39 AM
Video Count	0		

FEATURES

LOCATION	COOLING	POSSESSION	SEWER
Shopping	Central Air	At Closing	City Sewer
Business District	MISCELLANEOUS EXTERIOR	BASEMENT	CURRENT USE
Free Standing	Onsite Parking	Slab	Other
SHOWING INSTRUCTIONS	Paved Parking	ROADS	SQUARE FOOTAGE SOURCE
Call Listing Agent	Outbuilding	City Street	County Assessor
HEATING		WATER	
Natural Gas		City Water	

FINANCIAL

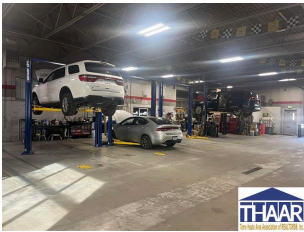
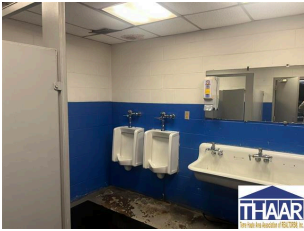
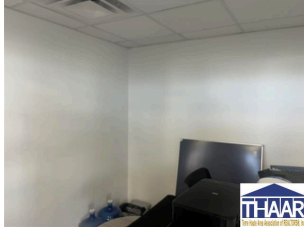
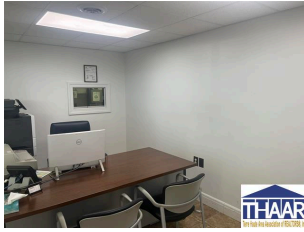
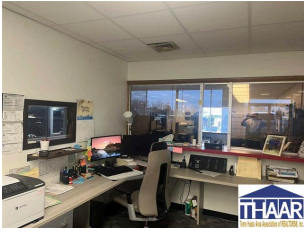
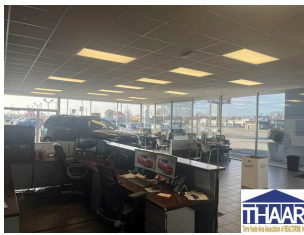
Taxes 45110	Tax Year 2023
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PUBLIC REMARKS

Public Remarks Due to Auto Dealership consolidation this 19,000 Sq Ft plus 2,400 Sq Ft buildings located on 7 acres is available. Currently Auto Dealership and located along US 41 south and highest traffic count in the market 37,237 VPD. Suitable for many uses and or development. New roof 2023. Surrounded by major retail shopping and multiple restaurants. Call listing Agent!

ADDITIONAL PICTURES

The selected view does not have a layout for the current listing's class.
 Please refer to Paragon Help for more information on setting up a class for custom views.



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DISCLAIMER

This information is not guaranteed. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.