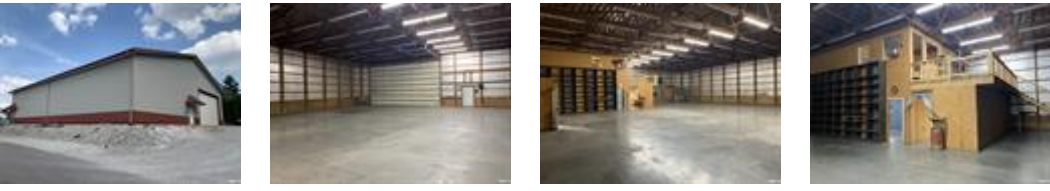




MLS Client View			
MLS #	202334452	Year Built	2006
Area	Gibson County	Construction Type 1	pole frame
Address	208 S Fifth Avenue	Number of Buildings	1
City	Francisco	Stories	1.0
Status	Active	City Zoning	
Class	COMMERCIAL	County Zoning	
Listing Price	\$495,000	Zoning Description	

Additional Photos



Listing courtesy of:
RE/MAX REVOLUTION

BBC 3%

General Property Information:

Parcel# ID	26-13-19-202 -000.322-005	Total Restrooms	1	Building Information				
Platted Y/N	Yes	Auction Message			Above Grade Sqft	Below Grade Sqft	Story	Finished Office Sqft
Cap Rate		Ceiling Height	19	Building 1	7,857	0	1	1,500
Auction Y/N	No	Parking	Yes	Building 2				
Township	Center	Column Spacing	8	Building 3				
LotSzSF		Parking Type	front of the building	Taxes				
LotSzAcr	0.0000	Road Access	City	Annual Taxes	\$1,565.00			
Lot Dimensions	100 x 150	Ingress/Egress	Combo	Type of Sale				
Years Established		Waterfront Y/N	No	Year Taxes Payable	2023			
Known UG Strge Tanks Y/N	/N	Water Heater Y/N	Yes					
Knwn Soil/Oth Cntmin. Y/N	/N	Water Softener Y/N	No					
Currently Leased Y/N	No	Equipment Y/N	No					
Lease Term Remaining	0	Sprinkler System Y/N	No					
		Fire Doors Y/N	Yes					
		Enterprise Zone	No					

Public Remarks & Directions

Remarks This nearly 8,000 square foot building space for warehousing or industrial uses. Heated concrete floor throughout with 3 phase electric. 17' high by 30' wide overhead door with dock. 25 x 30 2 level office. The entire building has LED lighting and 19' eave height. The exterior is metal siding and roof with a front entrance tot he main office and lobby. Great for many uses.

Directions to Property Hwy 64 to Francisco, south on Fifth Ave to the building on the left

Property Features

BASEMENT/FOUNDATION None	PRESENT USE Industrial Warehouse
HEATING/FUEL Gas	DOCUMENTS AVAILABLE Aerial Photo
COOLING Central Air	PROPERTY USE Investment Property, Vacant-Best for Owner/Usr
EXTERIOR Metal	
SALE INCLUDES Building	
FIRE PROTECTION City	
ROOF MATERIAL Metal	
INTERIOR WALLS Drywall, Unfinished	
FLOORING Concrete	
PARKING Off-Street	
INTERNAL ROOMS Office, Storage, Warehouse, Workroom, Other	



Tim D Mason
RE/MAX REVOLUTION
 Cell: 812-664-0845
 office: 812-386-3222
 106 S Fifth St.
 Princeton IN 47670
 timmason@remax.net
<http://www.timmasonteam.com>

