

# Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

Phone: 812-936-7301

Fax: 812-936-7381

Email: [brooksgalloway@brooksgalloway.com](mailto:brooksgalloway@brooksgalloway.com)

Visit our website at

<http://www.brooksgalloway.com>



|                          |                          |                     |              |                         |                  |                  |
|--------------------------|--------------------------|---------------------|--------------|-------------------------|------------------|------------------|
| <b>Salesperson</b>       | Pat Clements             | <b>Phone:</b>       | 812-844-0299 | <b>Type of property</b> | Commercial       |                  |
| <b>Listing Name</b>      | OE1086                   |                     |              | <b>Total Rooms</b>      | 6 of 7           |                  |
| <b>Address</b>           | 270 S. Lincoln           | <b>City</b>         | Orleans      | <b>Total Bedrooms</b>   |                  |                  |
| <b>County</b>            | Orange                   | <b>Township</b>     | Orleans      | <b>Total Baths</b>      | 3 1/2 Baths      |                  |
| <b>Legal Description</b> | Town of Orleans Pt W 87  |                     |              | <b>Price:</b>           | <b>\$39,900</b>  |                  |
| <b>Type of home</b>      | Commercial Building      | <b>Ceiling Fans</b> | 4            |                         | <b>1st Floor</b> | <b>2nd Floor</b> |
| <b>Age / Year</b>        | Early 1900's             | <b>A/C</b>          | Window       | <b>Approx. Sq. Ft.</b>  | 5845             |                  |
| <b>Type Exterior</b>     | Brick                    | <b>Sewer/Septic</b> | City Sewer   | <b>Kitchen</b>          | 1                |                  |
| <b>Lot Size</b>          | Partial Basement         |                     |              | <b>Bath</b>             | 2.5              | 1/2              |
| <b>Type of heat</b>      | Forced Air / Natural Gas |                     |              | <b>Type Floors</b>      | Carpet/HW        |                  |
| <b>Type Windows</b>      | Non-Thermo               |                     |              | <b>No. Closets</b>      |                  | Storage Rm       |
| <b>Type Roofing</b>      | Metal                    |                     |              |                         |                  |                  |
| <b>Water Source</b>      | Town                     |                     |              |                         |                  |                  |
| <b>Porches/Decks</b>     | Side Entrance (10 x 10)  |                     |              |                         |                  |                  |
| <b>Possession</b>        | At Closing               |                     |              |                         |                  |                  |
| <b>Terms</b>             | Cash or Conventional     |                     |              |                         |                  |                  |
| <b>Annual Tax</b>        | \$770.00                 |                     |              |                         |                  |                  |
| <b>Public School</b>     | Orleans                  |                     |              |                         |                  |                  |
|                          |                          |                     |              |                         |                  |                  |
|                          |                          |                     |              |                         |                  |                  |
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|                          |                          |                     |              |                         |                  |                  |
|                          |                          |                     |              |                         |                  |                  |

**Remarks:**

**270 S. LINCOLN, ORLEANS, INDIANA**...A commercial building that can become almost anything you need. Lots of space for retail, manufacturing or as a church which it was for the past two years. Has a large kitchen with lots of cabinets. This building is located just 2 blocks from Hwy 37 which makes it a very desirable place to stop by to shop or gather to work or play. Also possibilities for offices or antique mall. Wiring is 220 - 3 phase. Call to make an appointment to see.

**Driving Directions:**

From downtown Orleans Hwy 37 turn east on Lincoln. Building is on the left at Lincoln street. Watch for the Brooks Galloway sign at Fifth Third Bank.

**PLEASE NOTE INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED**

We agree the information in this listing is true and correct. Owners Initials \_\_\_\_\_ Date: \_\_\_\_\_  
 Home to be shown: \_\_\_\_\_ Key available at: \_\_\_\_\_  
 Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_