

Brooks Galloway

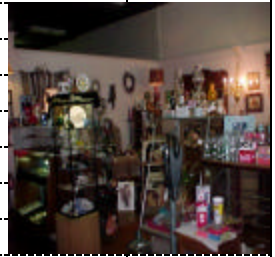
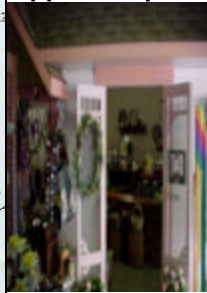
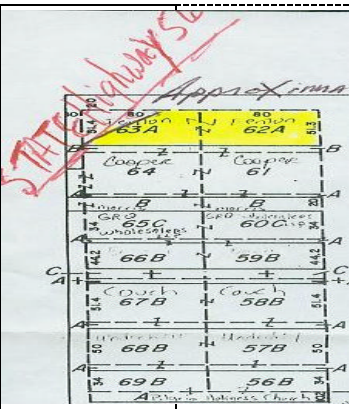
Real Estate

8481 W. College Street
 French Lick, IN 47432
 Phone: 812-936-7301
 Fax: 812-936-7381
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Visit our website at
<http://www.brooksgalloway.com>



Salesperson	Brooks Galloway	Phone:	812-521-7301	Type of property	Commercial	
Listing Name	FLF484			Total Rooms	8	
Address	525 S. Church Street	City	French Lick			
County	Orange	Township	French Lick	Total Baths	1	
Legal Description	Bowles Plat PT62 PT63			Price:	\$595,000	
Type	Commercial Building				1st Floor	2nd Floor
Age / Year	Built in 1904			Approx. Sq. Ft.	5381	5381
Construction	Brick / Masonry					
Basement/Crawl	Full Crawl Space					
Type Exterior	Brick					
Lot Size	Irregular @ 51' x 122'					
Type Drive	Street - 3 Sides					
Type of heat	2 Natural Gas Furnaces					
Cable	Available					
Type Windows	Plate Glass					
Type Roofing	Rubber - 8 Yrs Old					
Water Source	Springs Valley					
Central Air	2 Units					
Sewer/Septic	Sewer					
Water Heater	Electric					
Possession	30 Days					
Public School	Springs Valley					



Remarks:

525 S. CHURCH STREET, FRENCH LICK, INDIANA: You can own this real estate of history 2-story brick structure with 5381 sq. ft. for a total of over 10,700 sq. ft. The exterior of the building includes the mural of local history. Roof is rubber type and approximately 8 years old. There are 2 (2-year old) natural gas furnaces and central air conditioners. The interior features 8 individual and unique store-fronts, original wood floors and some exposed brick walls. Sale price includes all store fixtures, 35# fudge machine and all inventory with the exception of the items on consignment. Great exterior exposure from French Lick Springs Resort. **REDUCED PRICE...NOW ASKING \$595,000!**

Driving Directions:

Located at the corner of State Highway 56, College Street and Church Streets.

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: _____