

# 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>	Brooks Galloway	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	Commercial
<b>Listing Name</b>	FLS1108				
<b>Address</b>	679 St Hwy 145 S	<b>City</b>	French Lick		
<b>County</b>	Orange	<b>Township</b>	French Lick		
<b>Legal Description</b>	PT NE1/4 SE1/4 Section 3, T-1-N R-2-W			<b>Price:</b>	<b>\$375,000</b>
<b>Age / Year</b>	Built in 2006	<b>TV</b>	Cable		<b>1st Floor</b>
<b>Construction</b>	Commercial	<b>A/C</b>	Central	<b>Restaurant</b>	2670 Sq. Ft.
<b>Basement/Craw</b>	Slab	<b>Sewer/Septic</b>	Sewer	<b>Canopy</b>	1260 Sq. Ft.
<b>Type Exterior</b>	Composite				
<b>Lot Size</b>	1.5 Acres+/-				
<b>Type Drive</b>	Concrete				
<b>Type Heat</b>	Forced Air				
<b>Type Windows</b>	Plate Glass				
<b>Water Source</b>	Springs Valley				
<b>Possession</b>	Immediate				
<b>Annual Tax</b>	\$17,296.16				
<b>Public School</b>	Springs Valley				



**Remarks:**

**679 STATE HIGHWAY 145 SOUTH, FRENCH LICK, INDIANA...** 1.5 acre site all developed drive-up restaurant with concrete drives and parking areas. Large 2670 sq. ft. commercial building with attached 1260 sq. ft. covered dining area. Excellent savings opportunity for restaurant with drive-up or dine-in possibilities. Available at a price far below cost to replace. Property is suitable for other commercial uses as an office, car lot or other business possibilities. **Priced at \$375,000 for everthing.**

**Driving Directions:**

From stop light at French Lick - Resort Casino take State Highway 145 South approximately 1 mile South. Property is on the right. Restaurant site and available 1.5 acre vacant lot is on the right. Site is 1.5 acres+/- . Look for the Brooks Galloway signs.

**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: \_\_\_\_\_