

# 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 / Darin	<b>Phone:</b>	812-521-7308	<b>Type of property</b>	Commercial	
<b>Listing Name</b>	WBS903	<b>City</b>	West Baden Sp	<b>Total Rooms</b>	6	
<b>Address</b>	Corner Ballard St & W St Rd 56			<b>Total Bedrooms</b>		
<b>County</b>	Orange	<b>Township</b>	French Lick	<b>Total Baths</b>	2 - 1/2 Baths	
<b>Legal Description</b>	West Baden Springs Co Add 29, 30, 31 & PT 32			<b>Price:</b>	<b>\$489,000</b>	
<b>Type of home</b>	Masonry Commerical Bldg				<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	Built 1965/Remodeled 2008			<b>Approx. Sq. Ft.</b>	4480	
<b>Construction</b>	Masonry Brick			<b>Retail 1</b>	53' x 38.5'	
<b>Basement/Crawl</b>	Slab			<b>Retail 2</b>	62.5' x 29.5'	
<b>Type Exterior</b>	Brick			<b>Bath</b>	9.5' x 6'	
<b>Lot Size</b>	113 x 130			<b>Office</b>	9.5' x 13.5'	
<b>Type Drive</b>	Blacktop					
<b>Type of heat</b>	Gas Furnaces (2)					
<b>Type Windows</b>	Double Pane					
<b>Type Roofing</b>	Metal (3 yrs old)					
<b>Water Source</b>	Springs Valley					
<b>Carport/Garage</b>						
<b>Porches/Decks</b>	Two handicap ramps	<b>TV(Cable/ Ant.)</b>	Available			
		<b>A/C</b>	2 Cent Units			
<b>Possession</b>	Immediate	<b>Sewer/Septic</b>	City			
		<b>Water Heater</b>	Electric			
<b>Annual Tax</b>	\$3,274.10					
<b>Public School</b>	Springs Valley					



**Remarks:**

CORNER OF BALLARD STREET & W ST RD 56, WEST BADEN SPRINGS, INDIANA...Commercial location with 4480 square foot of refurbished store space. Divided into two separate show rooms, each having outside entrances and utilities. Two new natural gas furnaces and central air units. Lots of window space for displays, brick exterior, commercial glass entry doors, handicap accessible entry-way and baths. Entry-ways and store is raised above flood plain. Large blacktop parking lot in front and on side. Busy corner location with 130 feet of State Road 56 frontage and 113 feet of Ballard Street frontage. **\$489,000.**

**Driving Directions:**

Corner of Ballard Street and State Road 56. Half-way between French Lick Springs Hotel and West Baden Springs Hotel.

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