

## CHOICE SHOALS COMMERCIAL PROPERTIES

### Tract #1



### Tract #2



### Crim Enterprises – 2 Tracts of Land with 2 Buildings One Price!

**Site:** Tract #1 is a corner lot with Highway 56 frontage and 153 Water Street frontage and 120' of White River frontage. Great commercial site and location.

**Improvements:** Tract #1 – 6,950 total sq. ft. masonry structure at 3,450 sq. ft. of choice retail with plate glass front heated and cooled showroom with office and bath area. Remaining building area have @3,500 sq. ft. of drive in warehouse area. Building has been very well maintained.

**Site:** Tract #2 road frontage on 3 streets – 60' on Main Street, 120' of frontage on Highway 50 and 60' on Water Street. Lot size is 60' X 120'.

**Improvements:** Tract #2 – 1,983 sq. ft. store front on warehouse. This 1 level unit has many possibilities. \*A highly visible location.

Taxes for all are \$2,424.72 year.

Priced at \$500,000 for all!

**Brooks Galloway Real Estate**  
8481 W. College St.  
French Lick, IN. 47432  
(812) 936-7301  
Fax (812) 936-7381  
[Brooksgalloway.com](http://Brooksgalloway.com)