

Brooks Galloway

Real Estate

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Salesperson	BROOKS GALLOWAY	Phone:	812-936-7301	Type of property	COMMERCIAL	
Listing Name	WBHLF1321				MULTIPLE USE	
Address	ST HWY 56	City	WEST BADEN		POTENTIAL	
County	ORANGE	Township	FRENCH LICK			
Legal Description	WEST BADEN TOWN PT 36, PT NW NE 34 - 2N 2W, PT 27 2N 2W & 34 2N 2W & PT NE NW NE 34 2N 2W			Price:	\$450,000	
Type of home	COMMERICAL 3 STORY			1st Floor	2nd Floor	
Age / Year	BUILT IN 1910		Basement	3800		
Construction	BRICK MASONRY		Level 1	3800		
Basement/Crawl	3800 SQ. FT. BASEMENT		Level 2	3800		
Type Exterior	RESTORED BRICK		Level 3	3800		
Lot Size	2.14 ACRES					
Type Drive	GRAVEL					
Type of heat	NONE					
Sewer/Septic	SEWER					
Type Windows	NEW INSULATION					
Type Roofing	RUBBER - NEW					
Water Source	CITY AVAILABLE					
Possession	IMMEDIATE					
Terms	CASH / CONVENTIONAL					
Annual Tax	\$1,198.02					
Public School	SPRINGS VALLEY					
Covenants	Available on request					

Remarks:

OXFORD HOTEL - ST HWY 56 IN WEST BADEN! You can now own this property that is on the "National Historic Register". The exterior has been returned to its original condition including tuck pointing, new windows, plate glass doors and new rubber roof. 3 above grade levels, each with 3800 sq. ft. plus 3800 sq. ft. basement for a total front of the historic West Baden Springs Hotel. Interior of building is cleaned out and ready to rebuild. \$550,000. 3-way liquor license available for an additional \$100,000. **REDUCED PRICE!**

Driving Directions:

St. Hwy 56, West Baden, Indiana.

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: _____