

Brooks Galloway

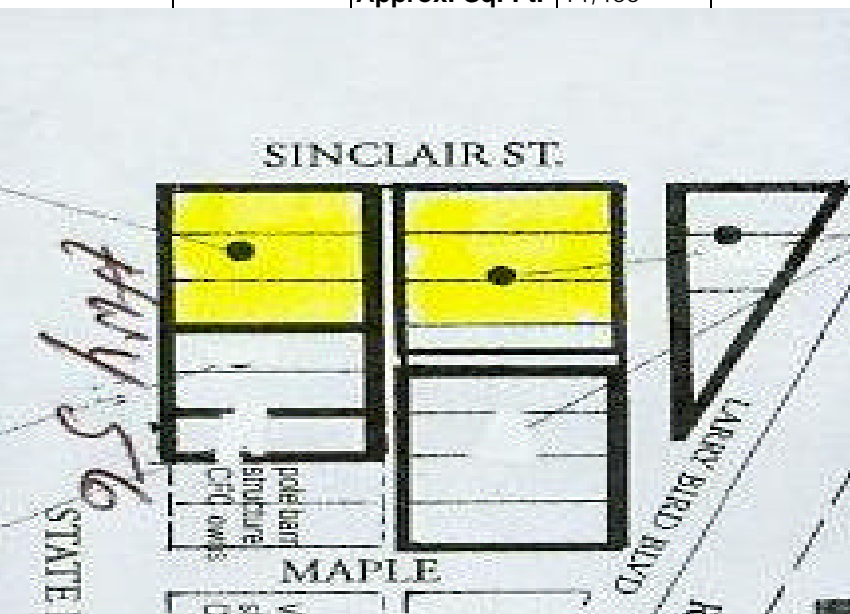
Real Estate

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 French Lick, IN 47432
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Salesperson	BROOKS GALLOWAY	Phone:	812-936-7301	Type of property	COMMERCIAL	
Listing Name	WBHLFI323				HIGHWAY FRONTAGE	
Address	Corner Sinclair & Hwy 56	City	WEST BADEN		CORNER LOCATION	
County	Orange	Township	FRENCH LICK			
Legal Description	WEST BADEN SPRINGS CO ADD 51, 52, 53, 84B, 85, 86, 87			Price:	\$350,000	
Type of Bldg	BRICK				1st Floor	2nd Floor
Age / Year	BUILT IN 1900			Approx. Sq. Ft.	14,400	
Construction	BRICK & MASONRY					
Lot Size	120' X 240'					
Type of heat	OVERHEAD GAS					
Type Windows	NEW					
Type Roofing	ROUNDED RUBBER					
Water Source	SPRINGS VALLEY					
Sewer/Septic	SEWER					
Possession	30 DAYS AFTER CLOSING					
Terms	CASH & CONVENTIONAL					
Annual Tax	\$1,558.44					
Public School	SPRINGS VALLEY					



Remarks:

CORNER OF SINCLAIR STREET & HWY 56, WEST BADEN, INDIANA. DIXIE GARAGE LISTED ON THE NATIONAL HISTORIC REGISTER! This 14,400 sq. ft. masonry structure with brick interior and exterior walls with steele roof support and new rubber roof. The exterior has been restored to its original condition. 1/2 of the buildings floor is above flood plain. Choice commercial corner located between the two restored historic hotels and casino. Building and land priced to sell. There is a three-way liquor license available. **PRICE REDUCED!**

Driving Directions:

Corner of Sinclair Street & 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: _____