

Brooks Galloway

Real Estate

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Salesperson	Brooks Galloway	Phone:	812-936-7301	Type of property	Commercial Corner	
Listing Name	WBP432					
Address	St Hwy 56 & 150	City	West Baden			
County	Orange					
Legal Description	PT NW SE 27 2-N 2-W and PTE 1/2 W 1/2 27 S-N 2-W or Prospect Lots PT 15, PT 16 and PT 17			Price:	\$795,000	
Type of home	Frame / Level				House	Comm Bldg
Age / Year	Built 1930		Approx. Sq. Ft.	1050	4740	
Construction	Average		Kitchen	1		
Basement/Crawl	Crawl space		Living Room	1		
Type Exterior	Composition		Bath	1	1	
Lot Size	1.23 Ac+/-		Bedroom 1	1		
Type Drive	Paved		Bedroom 2	1		
Type of heat	Gas					
Sewer/Septic	Septic					
Type Roofing	Shingle					
Water Source	Springs Valley					
Carport/Garage	1 car detached garage					
Porches/Decks	Porch & deck					
Outbuildings						
Possession	30 days after closing					
Terms	Cash or Conventional					
Annual Tax	\$1262.34					
Public School	Springs Valley					

Remarks:

STATE HIGHWAY 56 & 150, WEST BADEN SPRINGS (PROSPECT) INDIANA! Best commercial corner at highway intersection 1.23 Acres+/- paved parking lot with improvements of a 1050 sq. ft. 2 bedroom frame home with garage and a 4,740 sq. ft. commercial building, new exterior and roof, remodeled office area and bathroom. Lots of open garage space with multiple entry's with roll up garage doors. Choice location at North entrance to West Baden at the junction of State Highways 56 & 150. Asking \$795,000...Owner wants offer!

Driving Directions:

State Highway 56 & 150, West Baden (Prospect), 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: _____