

Alan D. Waynick Real Estate

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<http://www.alanwaynickrealestate.com>



CJ1642	6250 E US Hwy 150 Hardinsburg	Commercial	6	3	2	\$379,000.00
Listing # and Name	Address	Type	Rooms	Bed-rooms	Baths	Price

Salesperson: Alan Waynick **Phone:** 812-723-5700

Legal Description: PT of Section 19 & 30

					First Floor	Basement
Construction Type	Home, Store and Diner	Disposal	No	Approx. Sq. Ft.		
Age Condition	1977 & 1978 Average	Dishwasher	Yes	Living Room	Yes	
Possession	30 DAC	Refrigerator	Yes	Family Room		
Terms	Cash	Range	Yes	Dining Room	Yes	
Lot Size	27 Acres m/l	Air Conditioning	C/A	Kitchen	Yes	
Semi Annual Tax		Ceiling Fans		Bath	Full	
Public School	Paoli	Type of Heat	Electric	Bath	Full	
Type Windows	Dbl Hung	Fireplace		Bed room	Yes	
Type Roofing	CSH	Cable Available	Dish	Bedroom	Yes	
Exterior	Vinyl	Gas		Bedroom	Yes	
Water Heater	Electric	Septic or Sewer	Septic	Utility Room	Yes	
Carport/ Garage	3 car garage Full bath/ window air	Water Source	Posey Well not used	Type Floors	Carpet/ vinyl	
Other Buildings	Detached Carport	Paved Street	Yes	Number Closets		
Other Features	Pond	Paved Drive	Gravel/ Paved Parking	Porches, decks, etc		

Remarks: Are you in the market for your own business?? Sitting in the Paoli area is this up and running business and home. The store has electric heat, c/a and is a gas station, convenient store, and diner that seats 24. The gas tanks are up to date and will be empty at sale. There will be approximately \$30,000-\$35,000 of inside inventory with the sale. The home is attached to the store and has 3 bedrooms, 2 full baths, electric heat, c/a, dbl. hung windows, and all appliances included. There is Posey water, septic and a well that is presently not used. The property is 27 acres m/l with approximately 20 acres wooded, 7-8 open, a nice pond to enjoy and includes a 3 car garage with a full bath, window air, is well insulated with cherry wood interior walls, finished concrete floors and a detached carport. Financials available upon request. Paoli schools!!

Driving directions: Talk to one of our agents for more information.

***** PLEASE NOTE *****
INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED
