

Alan D. Waynick

Real Estate

101 NW First Street
 Paoli, IN 47454
 Phone 812-723-5700
 Fax 812-723-4189
 Email waynicre@blueriver.net

Visit our website at
<http://www.alanwaynickrealestate.com>



CS1015	1439 East U.S. Hwy. 150 Paoli, IN	Commercial		½ bath	Paoli	\$139,900.00
Listing # and Name	Address	Type	Rooms	Baths	City	Price

Salesperson: _____ **Phone:** 812-723-5700

Legal Description: Pt. Sec. 8, Twp 1N, Rg. 1E, Paoli Twp., Orange Co., IN, To be surveyed

Construction	Frame	Disposal		Approx. Sq. Ft.	6000 Sq. Ft.
Age Condition	2005	Dishwasher		Dining Room	
Possession		Refrigerator		Kitchen	
Terms	Cash	Range		Living Room	
Lot Size	2 acres m/l To be surveyed	Air Conditioning		Family Room	
Semi Annual Tax	\$121.40	Attic Fan		Bath	½ bath
Public School	Paoli Community Schools	Ceiling Fans		Bath	
Type Heat	Natural gas	Fireplace		Other room	
Type Windows	None	Cable Available		Bedroom	
Type Roofing	Metal	Gas	Natural gas	Bedroom	
Water Heater	Electric	Septic or Sewer	Septic	Type Floors	
Water Source	Well or Posey Twp.	Paved Street	Yes	Number Closets	
Exterior	Metal	Paved Drive	No	Utility Room	
Carpport/ Garage		Other Buildings		Porches, decks, etc	

Remarks: This new 6000-square-foot building with two acres, more or less, has U.S. Hwy. 150 frontage. The large front lot is graveled. The building is divided with 1800 square feet on one side and 4200 square feet on the other. Each side has large overhead doors. One side will accommodate a semi. Use one side and rent the other. Two gas meters, electric can be divided. Restroom facilities on one side. This would be the ideal place to start your own small business! There is plenty of room for green houses and garden spots or for a garage and auto sales. Salesperson owned. Possible lease. Some equipment (forklifts, handjack, tables, etc.) also for sale. Come take a look at the possibilities!

Driving directions: From the Paoli town square, take U.S. Hwy. 150 East approximately 2 miles. The property is on the right. Watch for signs.

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