

FOR SALE

3 COMMERCIAL BUILDINGS ON 2.9± ACRES Delphi, Indiana



- 1,200 sq. ft. office with apartment amenities in the front and a 4,320 sq. ft. storage, light manufacturing, insulated and heated area in the rear
- 3,038 sq. ft. of 18 mini-storage units with 1,547 sq. ft. of retail area and a 939 sq. ft. 1-bedroom apartment
- 1,789 sq. ft. of retail/storage area with 963 sq. ft. garage/shop with office and a 700 sq. ft. 1-bedroom apartment

For further information contact:

Sid E. Holderly, Associate Broker

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Tel: (219) 984-5665

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509 N. Main

Reynolds, Indiana 47980

Designated Agent for Seller

Main Office: 4424 Vogel Road, Suite 400
Evansville, Indiana 47715



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller.

3 COMMERCIAL BUILDINGS ON 2.9± ACRES IN Delphi, IN

Size: 2.9+/- total acres

Location: 7800 N US Highway 421 in Delphi, Indiana

Legal Description: Part of the Northwest 1/4 of Section 35 Jefferson Township (T26), Range 3, Carroll County, Indiana

Improvements: 1,200 sq. ft. office with apartment amenities in the front and a 4,320 sq. ft. storage, light manufacturing, insulated and heated area in the rear;
3,038 sq. ft. of 18 mini-storage units with 1,547 sq. ft. of retail area and a 939 sq. ft. 1-bedroom apartment;
1,789 sq. ft. of retail/storage area with 963 sq. ft. garage/shop with office and a 700 sq. ft. 1-bedroom apartment

Price: ~~\$289,750~~ \$259,900

Taxes: 2006 taxes payable in 2007: \$3,278

PIN Number: 08-04-35-000-001.000-011

Utilities: On site

Possession: Call for terms

Zoning: General Business

MLS #: C17624A

Showing: By appointment only



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