

**ALL FIELDS DETAIL**



<b>MLS #</b>	15508	<b>Property Setting</b>	Urban
<b>Status</b>	ACTIVE		
<b>Type</b>	Retail		
<b>Address</b>	52 W WASHINGTON ST		
<b>Address 2</b>			
<b>City</b>	FRANKFORT		
<b>State</b>	IN		
<b>Zip</b>	46041		
<b>Area</b>	FRANKFORT CORP		
<b>Class</b>	COMMERCIAL/INDUSTRIAL		
<b>Asking Price</b>	\$47,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	STEVEN KEENEY - Cell: (765) 652-0994	<b>Listing Office 1</b>	JOE RISSE REALTY, INC. - (765) 654-8892
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Office List #</b>	1675	<b>Commission: BA</b>	2.5
<b>Variable (Y/N)</b>	N	<b>Owner</b>	MENEFEE
<b>Tenant</b>	No	<b>Listing Date</b>	8/12/2010
<b>Expiration Date</b>	2/12/2011	<b>Parking Capacity</b>	
<b>Flood Plain</b>		<b>County</b>	Clinton
<b>Zoning</b>	GEN BUSINESS	<b>Tax ID #</b>	121010252014000021
<b>Lot Size</b>	21'5 X 132'	<b># of Units</b>	
<b>YR Built</b>	1900	<b>Roof YR</b>	
<b># of Offices</b>		<b># of Restrooms</b>	
<b># of Elevators</b>		<b>Handicap Access</b>	
<b>Approx. # Acres</b>	0.06	<b>Present Use</b>	GRND FL VACANT
<b>Road Frontage</b>	21'5	<b>Traffic Count</b>	HIGH
<b>Ceiling Height</b>	12'	<b>Approx. Living SQFT</b>	3360
<b>Source</b>	ASSESSOR	<b>Approx. Mfg. SQFT</b>	
<b>Source</b>		<b>Approx. Retail SQFT</b>	1680
<b>Source</b>		<b>Approx. Office SQFT</b>	
<b>Source</b>		<b>Approx. Whse SQFT</b>	1092
<b>Source</b>		<b>Legal</b>	21' W SE CORNER CENTER LT 22 OP
<b>Directions</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	2/18/2011	<b>Status Date</b>	2/18/2011
<b>HotSheet Date</b>	2/18/2011	<b>Price Date</b>	2/18/2011
<b>Input Date</b>	8/13/2010 8:26:00 AM	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$59,500	<b>Days On Market</b>	184

**FEATURES**

<b>EXTERIOR WALLS</b>	<b>WINDOWS</b>	<b>HEAT FUEL</b>	<b>SEWER</b>
Brick	Single-Hung	Gas - Natural	Public
<b>ROOF TYPE</b>	<b>GARAGE</b>	<b>AIR CONDITIONING</b>	<b>POSSESSION</b>
Rolled	None	Window Unit(s)	Negotiable
Rubber	<b>DRIVEWAY</b>	None	<b>SHOWING INSTRUCTIONS</b>
<b>FOUNDATION</b>	Alley	<b>ELECTRIC AMPS</b>	Appointment Required
Brick	<b>HEAT TYPE</b>	100	
<b>INTERIOR WALLS</b>	Forced Air	<b>WATER</b>	
Plaster	Other - See Remarks	Public	

**FINANCIAL**

<b>Annual Tax</b>	1497.00	<b>Tax Year</b>	2009
<b>Payable Year</b>	2010	<b>Exempt \$ (See Reverse)</b>	0
<b>Avg. Util/ Mth-Heat</b>		<b>Avg. Util/ Mth-Electric</b>	
<b>Avg. Util/ Mth-Water</b>		<b>Lockbox (Y/N)</b>	No
<b>Land Valuation</b>	9100	<b>Improvements Valuation</b>	40800
<b>Terms</b>	CASH TO SELLER	<b>Financial Comments</b>	DOWNSTRS CAN BE SEEN ANYTIME. LG APRTM UP NEEDS 24HR NOTICE.

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling Agent 1**  
**Buyer**

**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Concessions**

**PUBLIC REMARKS**

Need someplace for your business? Take a look at this downtown building. Features 1680sq ft of retail space & 1092 sq ft of storage space w/small bath on the ground level. There is a loading area from the alley w/overhead door. 2nd floor has 2 apartments, the larger one is currently rented. Steve has all the details, so give him a call! Property is sold AS IS. Inspections ok, but seller will make no repairs or upgrades.

**AGENT REMARKS**

400 amp elec panel is not installed but seller will leave with the building. No AC downstrs, apartment has window AC - stove & fridge stay w/apmts. 3rd floor is 1 lg rm & needs lots of work. Stairway to upper floors is shared with west bldg & includes easement access w east bldg. Lg aptm has 2 bedrms, LR,DR, Kitchen & bath 1340(aprox sqft). Small apt has LR,kitchen,bath, foyer aprox 350sqft. Upstrs units are heated by gas wall units.

**DISCLAIMER**

This information is deemed reliable, but not guaranteed.