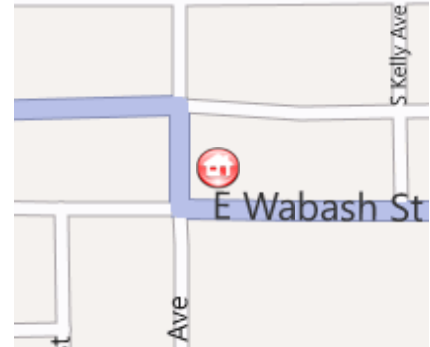


## LISTING DETAIL



MLS # **15885**  
Status **NEW**  
Type **Mixed Use**  
Address **1404 E WABASH ST**  
Address 2 **251 S. HOKE AVE**  
City **Frankfort**  
State **IN**  
Zip **46041**  
Area **FRANKFORT CORP**  
Class **COMMERCIAL/INDUSTRIAL**  
Asking Price **\$299,900**



## GENERAL

# of Units	2	Fld Plain	No	Yr Built	1990
# of Ofc	0	Zoning	LOCAL BUSINESS	Roof YR:	1990
# of Rstrm	0	Hdcap Aces	Yes	Ceil Ht	8+'
# Elev	0	Rtl. SQFT	2100	County	Clinton
Lot Size	.2639 Acre (Survey Online)	Ofc. SQFT		Tax ID	121011257016000021
Acres #	0.26	Mfg. SQFT	0	Tax	2010
Pres. Use	Residence and Retail Stor	Whse. SQFT	2100	Payable	2011
Rd Front	195.35	Apx lvg Sq	2100	Exempt	
Traf Ct		Heat		Ld Value	58800
Prking Cap	11-20	Electric		Imp. Val	167500
Prop. Stng	Urban	Water			

## FEATURES

EXTERIOR WALLS	Block, Vinyl	GARAGE	None	POSSESSION	Negotiable
ROOF TYPE	Shingle	DRIVEWAY	Gravel	WATER	Public
ATTIC	Stairs, Unfinished	FENCE	None	SEWER	Public
FOUNDATION	Block, Poured Concrete	HEAT TYPE	Forced Air	WATER HEATER	40-gallon, Gas - Natural
INTERIOR WALLS	Drywall, Plaster	HEAT FUEL	Gas - Natural	ELECTRIC AMPS	200
SCREENS	Partial Screens	AIR CONDITIONING	Central Air		

## REMARKS

Excellent location in one of the most visible and high traffic areas of Frankfort offers tremendous exposure for your business. The 2100 sq. ft. retail building is virtually wide open to be configured to your usage needs. In addition, there is a full basement and a partially floored attic area that offer a phenomenal amount of storage/warehousing. This building is very solidly constructed and very adaptable to many different uses. Roughed-in rest room area. Basement is accessible by both stairs and a large floor opening to accommodate a lift or elevator. Ingress, egress and parking from both State Road 28 and alley in rear. Residence building contains approximately 2520 sq. ft. and is



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