



| MLS Client View | | | |
|----------------------|------------------------|----------------------------|-------|
| MLS # | 202022959 | Zoning | |
| Area | Gibson County | Year Built | 1900 |
| Address | 1304 W Broadway Street | Construction Type 1 | frame |
| City | Princeton | Number of Buildings | 1 |
| Status | Active | Stories | 1.0 |
| Class | COMMERCIAL | | |
| Listing Price | \$94,500 | | |

Additional Photos



Unbranded Virtual Tour

Listing courtesy of:
RE/MAX REVOLUTION

General Property Information:

| | | | | | | | |
|--------------------------------|------------------------------|-----------------------------|---------|-----------------------------|-------------------------|-------------------------|-----------------------------|
| Parcel# ID | 26-11-12-203 -002.446-028 | Total Restrooms | 1 | Building Information | | | |
| Platted Y/N | Yes | Auction Message | | | Above Grade Sqft | Below Grade Sqft | Story |
| Cap Rate | | Ceiling Height | 8 | | | | Finished Office Sqft |
| Auction Y/N | No | Parking | Yes | Building 1 | 1,440 | 0 | 1 |
| Township | Patoka | Column Spacing | 8 | Building 2 | | | |
| LotSzSF | 6,294 | Parking Type | paved | Building 3 | | | |
| LotSzAcr | 0.1445 | Road Access | City | | | | |
| Lot Dimensions | 0 | Ingress/Egress | Asphalt | | | | |
| Years Established | | Waterfront Y/N | No | Taxes | | | |
| Known UG Strge Tanks Y | | Water Heater Y/N | Yes | Annual Taxes | \$3,110.00 | | |
| /N | | Water Softener Y/N | No | Type of Sale | | | |
| Knwn Soil/Oth Cntmin. Y | | Equipment Y/N | No | Year Taxes Payable | 2020 | | |
| /N | | Sprinkler System Y/N | No | | | | |
| Currently Leased Y/N | No | Fire Doors Y/N | No | | | | |
| Lease Term Remaining | 0 | Enterprise Zone | No | | | | |

Public Remarks & Directions

Remarks This well located building is in the main business district of Princeton and the highest traffic count. Located across from the Donut Bank, Wendys, Max Car Wash, Dairy Queen and more. The building has 1,440 square feet and most recently used as an optical business. Ample parking on the side and rear of the building.

Directions to Property From Hwy 41, East on Broadway to the building on the left across from the Donut Bank

Property Features

| | |
|--|---|
| BASEMENT/FOUNDATION Slab | PRESENT USE Medical/Dental, Professional |
| HEATING/FUEL Forced Air | DOCUMENTS AVAILABLE Aerial Photo |
| COOLING Central Air | |
| EXTERIOR Vinyl | |
| SALE INCLUDES Building, Land | |
| FIRE PROTECTION City | |
| ROOF MATERIAL Composite | |
| INTERIOR WALLS Drywall | |
| FLOORING Carpet, Vinyl Tile, Tile | |
| PARKING Off-Street, Paved | |
| WATER UTILITY City | |



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