



List Number: 222006320	Status: Pending	List Price: \$85,000
	Listing Service: MLS Entry Only	List Price Sqft: \$69.79
	Original List Price: \$150,000	VT:
Parcel #: 080-009-003-080-00		Previous Use: Service Station
Use Code:	Tax District: 080	Zoning: Commercial
For Sale: Yes	For Lease: No	Exchange: No
Occupancy Rate:		Mortgage Balance:
Gross Income: 0	Assoc/Condo Fee:	
Total Op Expenses: 0	Addl Acc Cond: None Known	
NOI: 0		
Tax Abatement: No	Abatement End Date:	Tax Incentive:
Taxes (Yrly): 930	Tax Year: 2020	Possession: Immediate at Closing
Assessment:		

General Information

Address: 31 S Main Street	Unit/Suite #:	Zip Code: 43128	Tax District: 080
Between Street: W Walnut Street & State Street	City: Jeffersonville	Corp Limit: Jeffersonville	
Complex:	County: Fayette	Township: Jefferson	
Dist To Interchange:	Mult Parcels/Sch Dis:	Near Interchange:	

Building Information

Total SqFt Available: 1,218	Minimum Sqft Avail: 1,218	Max Cont Sqft Avail: 1,218
Bldg Sq Ft: 1,218	Acreage: 0.34	Lot Size: 90 165
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:
# of Docks: 2	# Drive-In Doors: 2	Total Parking:
Year Built: 1959	Year Remodeled:	Bay Size:
Traffic CountPerDay:	Ceiling Height Ft:	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:	Sewer: Public Sewer
Heat Type:	Electric:
Electric:	Misc Int & Ext Info:
Services Available: Water	
Construction: Block	
Sprinkler: None	
Mult Use: Service Station	
New Financing: Conventional	MLS Primary PhotoSrc: Realtor Provided

Property Description

Location location location!! Conveniently located in the up and growing area of Jeffersonville just off I-71; this service station comes complete with two service bays and two gas pumps situated on a .34 acres. Own your own business in a great town.....the opportunities are endless!! Schedule a showing today!!

Sold Info		
Sold Date:	DOM: 158	SP:
		Sold Non-MLS: No
	SrCns:	SrAst:
	Concession Comments:	

Sold Non-MLS: No
September 26, 2022

Prepared by: Andrew A Balalovski

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2022 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Monday, September 26, 2022 1:32 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

31 S Main Street



Pumps



Service Station



Service Station



Lot



Lot



Service Station



Service Station

