

Customer Full

Commercial-Automotive



List Number: 223025730 **Status:** Active **List Price:** \$2,000
Listing Service: **Original List Price:** \$2,000 **List Price Sqft:** \$1.64
VT:
Parcel #: 080-009-003-080-00 **Previous Use:** Auto
Use Code: **Tax District:** 080 **Zoning:**
For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: **Assoc/Condo Fee:**
Total Op Expenses: **Addl Acc Cond:** None Known
NOI:
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 947 **Tax Year:** 2022 **Possession:** Leasing
Assessment:

General Information

Address: 31 Main Street **Unit/Suite #:** **Zip Code:** 43128 **Tax District:** 080
Between Street: High & State **City:** Jeffersonville **Corp Limit:** Jeffersonville
Complex: **County:** Fayette **Township:** Jefferson
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:** 71

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:** 1 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 2 **Total Parking:** 5
Year Built: 1959 **Year Remodeled:** 2023 **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: 19.7 **Term Desired:** 3-5 Years
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: All; 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:**
Heat Type: **Electric:** 3 Phase
Electric: 3 Phase **Misc Int & Ext Info:**
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water
Construction: Block
Sprinkler: None
Mult Use: Automotive; Retail; Service Station

New Financing:

MLS Primary PhotoSrc: Realtor Provided

Property Description

Great, clean, all block property free of EPA contamination. Used to be a previous gas station and auto repair shop. Now, it is for lease. Enjoy 2 over head doors, 2 bays, 2 lifts, work area and reception area. It is perfect for new user. Could have an auto dealership there too. There is additional land in the back. Use it for storage or what you need it for! Bring your idea and have visible signage. Location is growing and property is right off 71. It is a great opportunity to open a business here!

Sold Info

Sold Date: **DOM:** 1 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

August 10, 2023 **Prepared by:** Andrew A Balalovski

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