



FOR SALE

COMMERCIAL REAL ESTATE
902 WEST STATE STREET, ASHLEY, IN 46705

PRIME AUTOMOTIVE FACILITY

- Located on Busy State Road 4
- Longtime Tri State Auto Facility
- Large Paved Corner Sales Lot
- Office and Break Area
- Heated Auto Repair and Clean Up Areas
- 8' and 10' Overhead Doors
- Additonal Gravel Base Parking Area



BRANDON STEFFEN

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PROPERTY INFORMATION

BUILDING LOCATION / ZONING

Street Address:	902 W State St
City, State, Zip:	Ashley, IN 46705
Acreage:	3.02 Acres
Zoning:	Commercial
Property Type:	Automotive / Warehouse
Parking:	Asphalt

PRICE / AVAILABILITY

Price:	\$324,900.00
Available:	Immediately

BUILDING DATA

Former Use:	Automotive Sales / Service
Date of Construction:	1995
Total Square Feet:	3,072 SF
Building Type:	Retail / Warehouse
Type of Construction:	Metal Frame
Sprinkler:	No
Restrooms	1
Heating	GFA
Cooling:	Window

BUILDING INFORMATION

Main Building

Total Square Feet:	3,072 SF
Office Area:	432 SF
Body Shop Area:	2,640 SF
	(1) 8' Overhead Door
	(2) 10' Overhead Doors
Power:	220 Volt
Restrooms:	1

PROPERTY TAXES

Parcel #:	17-02-06-100-004.000-019
Annual Taxes:	\$1,816.20
Tax Year:	2022 / 2023

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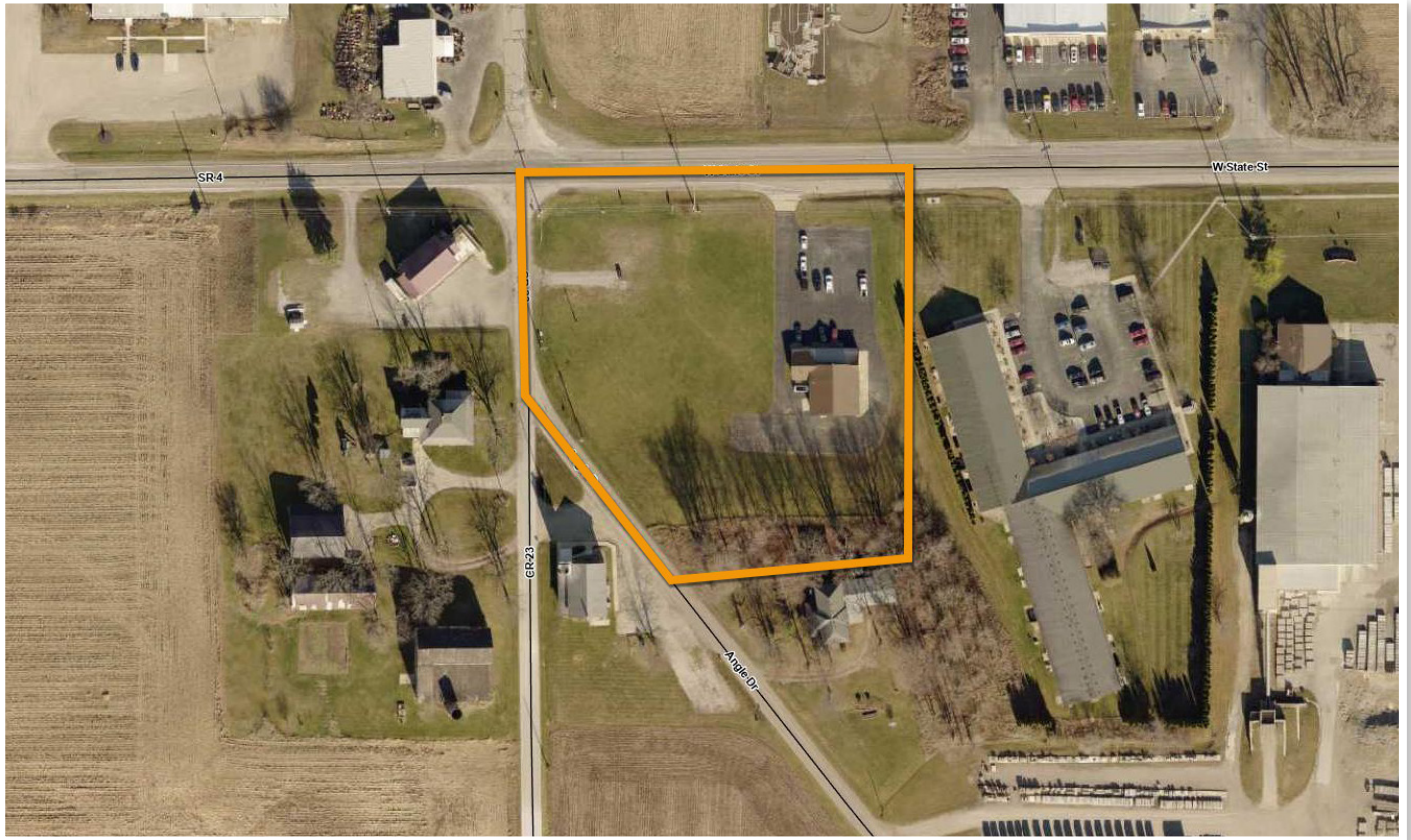
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AERIAL MAP



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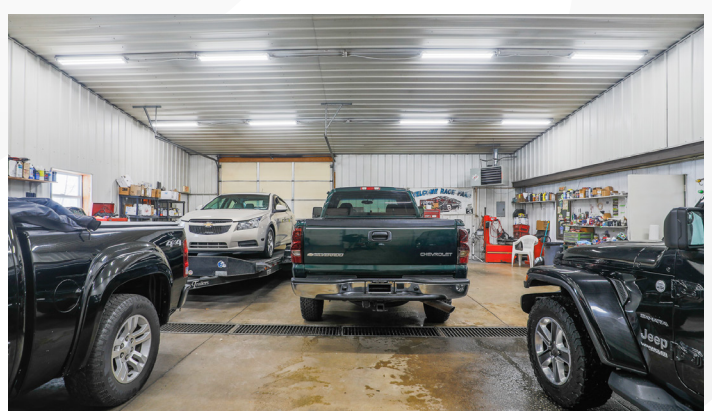
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