Recent Upgrades!!

## FOR SALE

OFFICE & WAREHOUSE SPACE IN DOWNTOWN SPENCER

## \*FAVORABLE SELLER FINANCING TERMS AVAILABLE\*

56 E. Jefferson St. Spencer, IN 47460

Price	\$400,000
Annual Property Taxes	\$1,695.64 (GIS)
Zoning	Residential/Commercial
Warehouse SF	+/-4,000
Office SF	+/- 1,200
Total SF	+/- 5,200



• Office features open floorplan

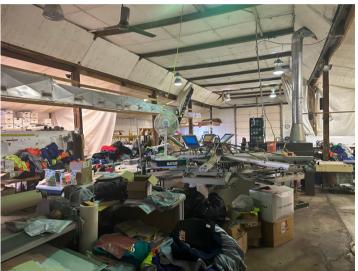
**FEATURES** 

- 2 Blocks South of the Sqaure
- Currently used as a print shop, but has many different possibilities
- Recent Upgrades: new metal roof, gutters, siding, insulated garage door at loading dock and insulated alley door.













Additional Online information: Cockerhamcommercial.com ICREX.com #30844007 Loopnet.com Crexi.com

CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER F.C. TUCKER/BLOOMINGTON, REALTORS® COCKERHAM COMMERCIAL REAL ESTATE & CONSULTING 487 S. CLARIZZ BLVD. BLOOMINGTON, IN 47401 DIRECT: (812) 340-3083 - CHRIS@COCKERHAM.US WWW.COCKERHAMCOMMERCIAL.COM Indiana RE Broker #RB14027897 Indiana Auctioneer License #AU12000060





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