

Recent Upgrades!!



# FOR SALE

## OFFICE & WAREHOUSE SPACE IN DOWNTOWN SPENCER

**\*FAVORABLE SELLER FINANCING TERMS AVAILABLE\***

56 E. Jefferson St.  
Spencer, IN 47460

Total SF	+/- 5,200
Office SF	+/- 1,200
Warehouse SF	+/-4,000
Zoning	Residential/Commercial
Annual Property Taxes	\$1,472.24 (GIS)
Price	<b>\$279,900</b>

### FEATURES

- Warehouse features 15' Ceilings, (1) 12' overhead door, (1) loading dock, (1) Restroom
- Office features open floorplan
- 2 Blocks South of the Square
- 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

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