

5/5/2019 **MLS #** 10047983 **LIST PRICE** \$199,995 14153 Falls Of Rough Road **Superlist Page** FALLS OF ROUGH KY 40119
Status ACTIVE **Type** C

SOLD PRICE **SOLD DATE** **HOW SOLD**
SELLING OFFICE **SELLING AGENT**



PARKING 15 **AREA** Grayson County
RESTROOMS 2 **SUBDIVISION**
FLOORS 1 **COUNTY** GRAYSON
APX OFFICE AREA SQ FT 250 **ZONING** Commercial
APX YEAR BUILT 1989 **SCHOOL TYPE** COUNTY
ELEMENTARY SCHOOL
MIDDLE SCHOOL
HIGH SCHOOL

Virtual Tour



Schedule a Showing

LOT SIZE 0.4+/- acres **DEED BOOK/PAGE** 464/001
APX ACREAGE 0.40000 **LOCATION FEATURES** Boat Facilities, Corner Lot, Other-See Remarks, Recreational Area
PVA BREEZYH-006

APX ABOVE GRADE FIN SQ FT 1,525 **APX WAREHOUSE AREA SQ FT** 0
APX OTHER AREA SQ FT 1,275 **% BSMT FIN** 0
DOCK HEIGHT **# DRIVE IN DOORS** **DOOR SIZE** **# DOCKS**

OFFICE FOR SALE Office Building for Sale, Other for Sale-See Rmks **OFFICE FOR LEASE** Office Bldgs for Lease, Other for Lease-See Rmks
INDUSTRIAL FOR SALE None **INDUSTRIAL FOR LEASE** None
RETAIL FOR SALE Other - See Remarks **RETAIL FOR LEASE** Other - See Remarks
SHOPPING CENTER FOR SALE None **SHOPPING CENTER FOR LEASE** None

EXTERIOR Frame, Stone, Wood **SEWER** Septic
ROOFING Metal **FLOORING** Carpet, Linoleum
BASEMENT None **ELECTRIC** 220 Volt Available, Phone/Network Wiring
FOUNDATION Slab **MISCELLANEOUS** Electric, Road Access, Utility Located Below
WATER County **ROAD SURFACE** Asphalt
TOPGRAOPHY Level

DIRECTIONS Hwy 79 - approx 1 mile South of Rough River Dam. Across from airstrip and entrance to State Park boat ramp.

Remark COMMERCIAL BUILDING FOR SALE OR LEASE AT ROUGH RIVER LAKE! START YOUR BUSINESS AT THE LAKE! Some incentives from the owner and other restrictions apply so call TODAY for more information about this AWESOME opportunity! – DRIVE THROUGH DELI or SANDWICH SHOP? – BAIT & TACKLE STORE? – ICE CREAM & MORE? – INTERNET CAFE & COFFEE BAR? (This building has a DEDICATED HIGH SPEED AT&T FIBER OPTIC LINE!) You can BUY or maybe even LEASE this VERY WELL located modular building! Owners are interested in getting a new business IN and MAY be flexible with terms for the right opportunity! Located DIRECTLY across from the Rough River State Park boat ramp and near the State Park Lodge! Priced to SELL at \$199,995, OR *LEASE at \$750+ per month this 1500+/- sq ft 1989 bldg (modular) offers some flexible terms and features! SHOWN EASILY WITH APPOINTMENT so call CATHY to schedule your tour and let's get started on

Private Remarks 1) UTILITIES: Electric on – water is off, but turned on for inspections with accepted offer. 2) *LEASE TERMS AVAILABLE: Lease \$750 /month – triple net lease. Tenant pays T/U/I. Lawn maintenance negotiable. 3) INTERIOR maintenance paid by Tenant. Lease contract available to review. 4) REMODEL: With Owner's prior written permission, remodel possible to suit business needs at Tenant's expense. 5) DUE DILIGENCE: Buyer/Tenant to confirm accuracy of listing details. 6) PERSONAL PROPERTY negotiable.

ADDITIONAL DOCUMENTS Y **LEASE / SQ FT** \$6 **PRICE PER YEAR** \$9000
LEASE LENGTH 5 Yrs Pref **LEASE FINANCING**
BAC 3.00 **VAR COMM** N **FLAT FEE**
POSSESSION Negotiable **LIST TERMS** Exclusive Right to Sell **REO**
DOCUMENTS Copy RE Lease, Demographic, Restrictions, Other-See Remarks
SHOWING INSTRUCTIONS Agent Present, Call Agent, Call Listing Office, Combo Lockbox, Key in Lockbox

LIST DATE 4/30/2019 **EXPIRE DATE** 3/30/2020 **PENDING DATE** **DAYS ON MARKET** 5
ORIGINAL LIST PRICE \$199,995 **DISPLAY ON INTERNET** Y **DISPLAY ADDRESS** Yes

OFFICE NAME GREATER ROUGH RIVER REALTY GROUP **LISTING AGENT** Catherine C Corbett
MAIN 270-257-0602 **AGENT EMAIL** CathyCorbett1@gmail.com
FAX **CONTACT #** 270-287-2421
CO-AGENT NAME **Responsible Team Member**
CO-AGENT PHONE **Resp. Team Memb. Phone**