


<b>List Price</b> \$349,900 <b>MLS #</b> 201800907 <b>Original MLS #</b> <b>Status</b> Active <b>Class</b> COMMERCIAL <b>SubType</b> Office <b>Lot Dim</b> 143x145 <b>Lot Sz Acr</b> 0.4800 <b>Lot Sz SqFt</b> 20,909	<b>3307 Mitchell Road Bedford IN 47421</b> 	<b>UTILITIES</b> <b>WATER UTILITY</b> City <b>SEWER</b> Septic <b>BUILDING INFO</b> <b>Construction Type 1</b> Standard <b>Construction Type 2</b> <b>Number of Buildings</b> 1 <b>Stories</b> 1.0 <b>Year Built</b> 1996 <b>Years Established</b>																				
<b>Remarks</b> Large commercial building with approximately 5000sf. 7 large offices, 17x45 conference room, 2 bathrooms, kitchen/Break area, lots of storage. Vestibule with a lockable entry door. Plenty of parking, some asphalt & some gravel. Lot is large enough for expansion or storage. ADT security system installed. All the offices are large enough for multiple desks. Carpet is commercial grade. This building has lots of potential uses. Zoned I-2. Permitted uses: Offices, auto body shop, essential services accessory uses, light manufacturing, manufacturing, terminals, open supply yards. Note: verify with Bedford Planning board for intended use.		<b>DETAILS</b> <b>BASEMENT/FOUNDATION</b> Slab <b>HEATING/FUEL</b> Gas, Forced Air <b>COOLING</b> Central Air <b>EXTERIOR</b> Aluminum, Stone <b>SALE INCLUDES</b> Building, Land <b>FIRE PROTECTION</b> City <b>ROOF MATERIAL</b> Metal <b>INTERIOR WALLS</b> Drywall <b>FLOORING</b> Carpet, Vinyl Tile <b>PARKING</b> Gravel, Lot, Off-Street, Paved, Private, Unpaved <b>INTERNAL ROOMS</b> Kitchen, Office, Storage, Workroom <b>SPECIAL FEATURES</b> 110 Volts, 220 Volts, Single Phase, Office Space, Reception Area <b>PROPERTY USE</b> Vacant-Best for Owner/Usr <b>WATER FEATURES</b> None <b>PRESENT USE</b> Professional <b>SPECIAL ASSESSMENTS</b> None <b>FENCE</b> None <b>LOCATION</b> City																				
<b>Area</b> Lawrence County <b>Township</b> Shawswick	<b>Parcel# ID</b> 47-06-26-201-051.000-010 <b>Zoning</b> I-2 <b>Zoning Desc</b> General Industrial																					
<b>Legal Description</b> O P N 1/2 LOT 1 BLK C 143X145																						
<b>Year Taxes Payable</b> 2017	<b>Annual Taxes</b> \$9,480.00																					
<b>Exemptions</b> No Exemptions																						
<b># Docks</b> <b># Prkg Spcs</b> <b>Building Hgt</b> <b>Ceiling Hgt</b> 8 <b>Interior Hgt</b> 8 <b>Equipment</b> No <b>Fire Doors</b> No <b>Burglar Alarm</b> No <b>Column Spcg</b> 1	<b>Sq Ft Source</b> <b>Year Built</b> 1996 <b>Subdivision</b> <b>Basement Y/N</b> No <b>Lighted Inter.</b> <b>Lighted Parking</b> <b>Parking Type</b> On site <b>Security Gate</b> <b>Security Light</b> Yes																					
<table border="1"> <thead> <tr> <th>BUILDING</th> <th>AG SqFt</th> <th>BG SqFt</th> <th>Fin. Office SqFt</th> <th>STORY</th> </tr> </thead> <tbody> <tr> <td>Bldg 1</td> <td>5,000</td> <td>0</td> <td>4,000</td> <td>1</td> </tr> <tr> <td>Bldg 2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Bldg 3</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		BUILDING	AG SqFt	BG SqFt	Fin. Office SqFt	STORY	Bldg 1	5,000	0	4,000	1	Bldg 2					Bldg 3					<b>SOLD INFO</b> <b>Selling Agent</b> <b>Listing Office Info</b> Keach & Grove 812-279-4482 812-279-4482 <b>Courtesy of:</b> <b>Indiana Reginal MLS</b>  Greg M Taylor 1402 L Street Bedford IN 47421 812-583-0228 greg.realtor@gmail.com www.keachandgrove.com
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