



COF Media: 15
BLC#: 21470610 **Sale** **Status:** Sold **Area:** 6714 - Putnam - Greencastle **LP:** \$179,000
15 WEST FRANKLIN St **City:** Greencastle **Twp:** Greencastle **Zip:** 46135
Subdiv: **Sec:** **Lot:**
Sch Dis: **Yr Blt:** 1920 **Sol Waste:**
Tax ID: 670921202070000008 **Semi-Tax:** \$1,126 **Tx Exempt:** **Tx Yr Due:** 2016
Legal: OP PT LOT 100DBA: MURRAY
Bldr/Prjct/Cont: **Est.Cmp.Dt:** **Parking:**
Cnst.Stg: **New Cnst:** No **Levels:**
Rooms: 0 **Bd:** **Baths:** 0 **Floor#:** **Unit Entry:**
Basement: **Foundation:**

Approx. Room Sizes/Descriptions				SgFt		FB	HB	BD
L	F	W	L	F	W			
Upper:						Upper:		
Main:						Main:		
Approx M/U Total:				0		Bsmt:		
Basement:						Total:		
Approx M/U&BSMNT:				0		0 0		
% Finished Basement						DOM: 120		
						CDOM: 120		

Garage:
Fireplace:

Directions

On north side of courthouse square in Greencastle (between Almost Home and Don Julios).

Property Description

Investors and business owners take note of this well-cared-for building in Greencastle's growing downtown retail, restaurant and office district across the street from the Courthouse. Located between 2 popular restaurants in an area with lots of foot-traffic. On-street parking in front with parking in back. Currently income-producing with downstairs office tenant with two offices upstairs available for rent or slight modification into apartments. Newer roof, awnings, paint and lots of updates.

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Tenant's rights (leased through June 2017). Building comes with facade and historic covenants. Rent roll available upon request for qualified buyers. Showings require tenant approval...please allow at least 24 hours notice, if possible. Listing agent must be present for all showings. Dry basement with concrete floor for great storage.

Description

Life Style: **Arch Style:** **Exterior:** **Porch:**
Ext Amen: **Eating Area:**
Equip:
Lot Size: 2,004 **Acres** **# of Acr** 0.05 **Lot Info:**

Utilities

Financial/Association Information

Poss Fincg: **Ownshp Int:** **Fee Pd:** **Fee Amt:**
Fee Includes: **FHA Cert:**
More than 1 Assoc? **Mgmt Company:** **Mgmt Company Phone:**

Contract / Office Information

List Type: Exclusive Right to Sell **BAC:** 3.5 % **Var:** Yes **Insp/Warr:** **LD:** 03/10/2017
Circumstances of Sale: **Disc:** Not Applicable **Disc Oth:** Covnts&Restrct, HistoricDistr, SalesrDiscNR **Ent D:** 03/10/2017
Show: Yes **Show Dt:** 03/10/2017 **Poss:** AtClosing, Dir Solicit: No **A/C Dt:** 05/08/2017
Lofc: PIEG01 : Prime Real Estate Group **OP:** 765-653-4663 **X:** **OF:** 765-267-2150 **Dir:** **XD:** 03/10/2018
LAgt: 25107 : Eric Wolfe **Pref:** 812-605-0475 **Cell:** 812-605-0475 **Hm:** 765-653-4663 **TOM Dt:**
VM: **PF:** **Toll:** **Show:** 317-955-5555 **WD:**
Team: **Fdbk:** 812-605-0475 **Fdbk:**
CoAgt: 37432 : Jennifer McCune **Pref:** 765-720-2774
Con1: **Type:** **Ph:** **Chg Dt:** 07/10/2017
Con2: **Type:** **Ph:**
SOfc: PIEG01 : Prime Real Estate Group **OP:** 765-653-4663 **Seller Pd CC:** **Terms:** Conventnl **PD:** 07/07/2017
SAgt: 25107 : Eric A. Wolfe **Pref:** **Seller Pd Pts:** **Est Cls:** 07/10/2017
Circumstances re: Sal **Clis Dt:** 07/10/2017

Leased Information

Lsd Mnth Rnt:	Occupancy Date:	Leased Date: 07/10/2017	Lsd Term Mnth:
Furnished:	Pets:	Pet Deposit:	Smoking:
Min Lse Req:	Lease Terms:		Date Available:
Owner Pays:		Tenant Pays:	
Security Deposit:			

Environmental "Green" Information

Build Cert:	Green Cert:
Green Feat:	Certify Org:
Energy Eff Feat	Certify Date:

Auction Information

Auction Date:	Auction Time	Auction Type:	Auction Company
Auction Mgr:	Auction Manager License:		Auction Co. License

Miscellaneous Information

Legal Description: OP PT LOT 100DBA: MURRAY

Map Coordinates:
Multi-Tax ID:

Photos



