

Office Building For Sale



3105 Grant Line Road

New Albany, Indiana

Former Credit Union | Adaptable Building For Many Professional Uses



Snapshot

Building Size:	2,276 SF
Land:	.372 Acres (64' x 132')
Year Built:	1948
Zoned:	1B-Industrial (With Variance for Existing Use)
Parking:	20 On-Site Parking Spaces
Signage:	Monument
Security:	Yes
Utilities:	Municipal
HVAC:	Gas Forced Air Heat & Central A/C
Annual Taxes:	\$9,952.08 (2014 Pay 2015)
List Price:	\$225,000



Property Details

Well-maintained, single-story former credit union building consisting of 2,276 SF on .372 acres. The building is wood-frame construction with clapboard siding and composition shingle roof. The main floor is comprised of up-to-date office space, reception area, two restrooms and storage space. The lower (basement) level has one restroom. The building includes the Teller Line. Serviced by gas-fired forced air heat furnace and air conditioning and fluorescent lighting. Handicap accessible.

The property is supported by 20 plus on-site parking spaces, monument signage, municipal utilities and is zoned 1B Industrial with a variance for the existing use.

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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Independently Owned and Operated

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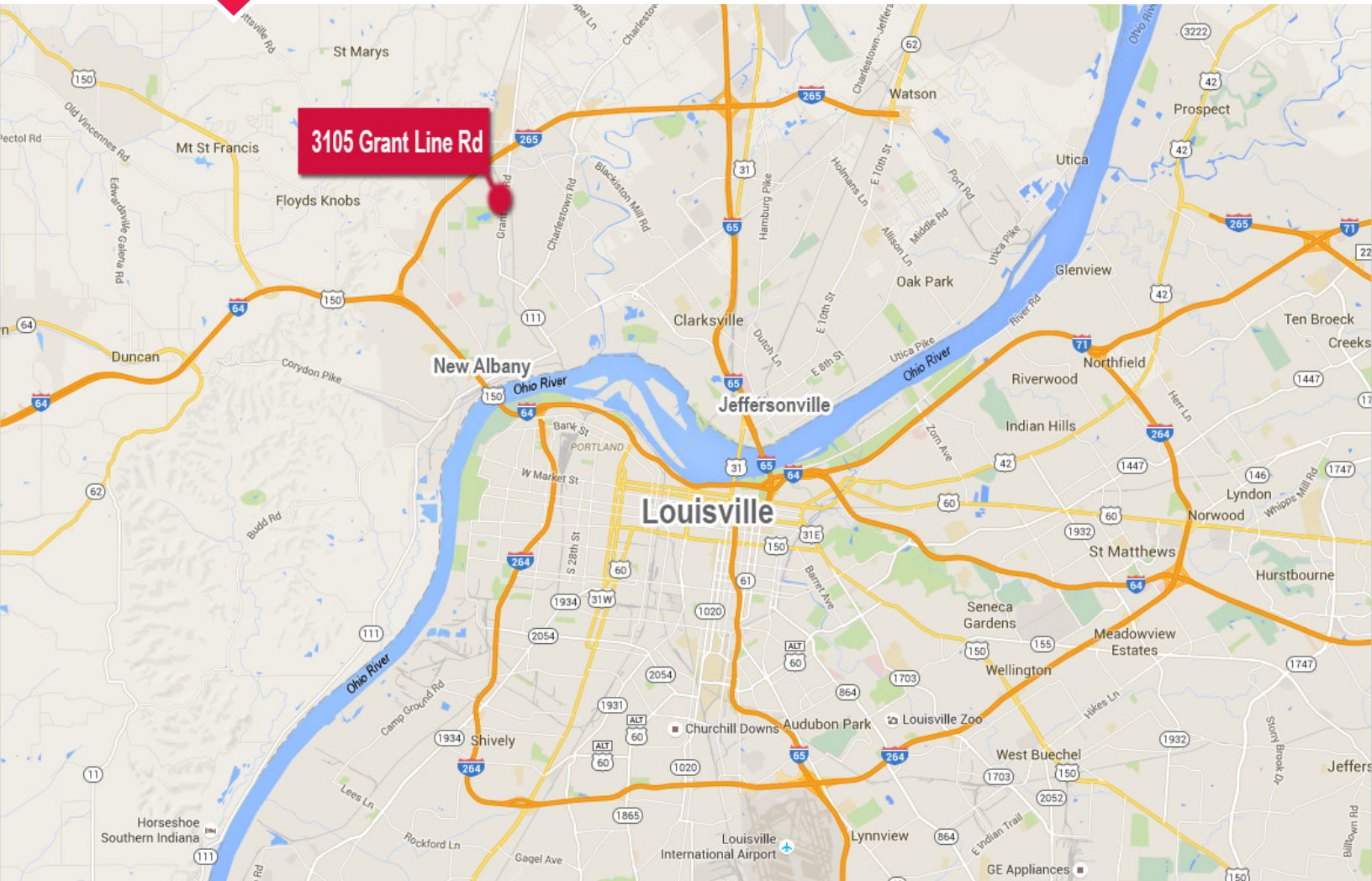
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3105 Grant Line Road

New Albany, Indiana

Fully Signalized Corner Location | Accessible Via I-265 / I-65 | 30 Minutes NW Of Louisville



Location

The property is located just north of the northwest corner of Grant Line Road and Jacques Road. Grant Line Road is known as State Road 111 (a signalized corner location). Grant Line Road is two lanes with left hand turn lanes at the major intersections. The property is located less than one mile south of I-265, and within 30 minutes of downtown Louisville, Kentucky via I-65.



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