

**COMMERCIAL FULL REPORT**  
**2263 Indiana Avenue Unit/Apt #**  
**NewCastle 47362**



<b>List Price</b> \$399,900	<b>Orig \$</b> \$399,900	<b>Sale \$</b>	<b>Status</b> Active
<b>MLS #</b> 202206189	<b>Area</b> Henry County	<b>Type</b> Mixed Use	<b>DOM</b> 8
<b>Orig MLS #</b>			
<b>Currently Leased</b> No	<b>Lease Avail</b>	<b>Lease Term Rem</b> none	
<b>Pend Date</b>		<b>Closing Date</b>	
<b>Price Chg</b> 2/28/2022		<b>LDR</b> 2/28/2022 10:25 AM	
<b>Buyer Off</b>		<b>Buyer Agt</b>	
<b>Fin. Code</b>		<b>Close Allw</b>	
<b>Descript</b>		<b>BBC</b> 3.5%	
<b>County</b> Henry County		<b>Township</b> Henry	
<b>REO Y/N</b> No			
<b>Business Name</b>			

Property Information	
<b>Acres</b>	0.9500
<b># Stories</b>	2.0
<b>Parking</b>	
<b>Bldg Height</b>	
<b>Interior Hgt</b>	22'
<b>Ceiling Height</b>	22'
<b>Year Built</b>	1993
<b>New Const</b>	No
<b>Lot Dim</b>	160X142

Building Information			
<b>Room</b>	<b>Abv Grd SqFt</b>	<b>Below Grd SqFt</b>	<b>Fin Office SqFt</b>
<b>Bldg 1</b>	4,024	0	0
<b>Bldg 2</b>	1,991	0	0
<b>Bldg 3</b>	3,675	0	0
<b>Story</b>			
			2
			1
			2
Misc Information		Square Footage	
<b>Gross Mo Exp</b>		<b>Apx Lot Sz</b>	41,353
<b>Gross Mo Rent</b>		<b>Total AG SqFt</b>	9,690
		<b>SqFt Source</b>	
		<b>Full Basement</b>	No
		Tax Information	
		<b>Annual Taxes</b>	\$0.00
		<b>Yr Taxes Pay.</b>	2022
		<b>Assd Value \$</b>	\$229,600.00

<b>Features:</b>			
<b>BASEMENT/FOUNDATION</b>	Slab	<b>SPECIAL FEATURES</b>	Handicap Access, Office Space, Public Restrooms, Reception Area
<b>HEATING/FUEL</b>	Gas, Forced Air	<b>ENVIRON. REPORTS AVAIL.</b>	
<b>COOLING</b>	Central Air	<b>PROPERTY USE</b>	
<b>EXTERIOR</b>	Brick, Metal, Vinyl	<b>LAKE TYPE</b>	
<b>SALE INCLUDES</b>	Building, Land	<b>WATER FEATURES</b>	None
<b>FIRE PROTECTION</b>	City	<b>EXISTING FINANCING</b>	
<b>ROOF MATERIAL</b>	Metal, Shingle	<b>PROPOSED FINANCING</b>	
<b>INTERIOR WALLS</b>	Block, Drywall	<b>EXEMPTIONS</b>	Tax Exempt
<b>FLOORING</b>	Carpet, Tile, Vinyl	<b>DOCUMENTS AVAILABLE</b>	LBP Form
<b>PARKING</b>	Gravel, Off-Street, Paved, Private	<b>PRESENT USE</b>	House of Worship, School
<b>INTERNAL ROOMS</b>	Kitchen, Office, Storage, Other	<b>PUBLIC UTILITIES</b>	
<b>WATER UTILITY</b>	City	<b>SPECIAL ASSESSMENTS</b>	
<b>SEWER</b>	City	<b>FENCE</b>	

**Remarks** Over 11,000 square foot, well-maintained, commercial property currently used as a church and daycare facility. Beautiful sanctuary features natural woodwork, baptistry, and balcony. Large carpeted gymnasium/multi-purpose room. Nice kitchen compliant with childcare requirements includes two gas stoves and large industrial sink. Up to ten different rooms serving as classrooms/office space. Three bathrooms and many closet/storage rooms. Multiple gas furnaces and a/c units for heating/cooling efficiency. Roof age is approximately 10 years old. Plenty of paved private parking outside with extra gravel lot and gravel spaces

<b>List Office</b>	ERA Integrity Real Estate - MAIN: 765-529-2211	<b>Office List No.</b>	ME570
<b>List Agent</b>	Ashley Morris - Cell: 765-524-8599	<b>LB Descr</b>	Electronic S...
<b>Zoning</b>		<b>Zoning Des</b>	
<b>Legal Description</b>	POWELLS SUB DIV N 135' LOT 13, N 135' W 77.67' LOT 12, N 100' MID 233' LOT 12, & N 154' E 77.67' LOT 12		
<b>Showing</b>			
<b>Directions</b>	SR 3 and SR 38, S on 3 to Indiana Ave. E on Indiana to property.		
<b>Branded VTour</b>		<b>Unbranded VTour</b>	Unbranded Virtual Tour