



Independent Insurance Agent

WAYNE
Ferguson
agency

Insurance <> Financial Services <> Real Estate

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9711 W. State Road 56 <> French Lick, IN 47432



VISIT OUR WEBSITE @ www.fergusonagency.com

PRIME COMMERCIAL LOT

22,000 Sq Ft Directly Between Two Brand New Convenience Stores...

PRICED @ ONLY \$18.14 Per Sq Ft...\$399,000!



Disclaimer: Information obtained from various sources, including "County Records", and is subject to change without notice. We assume no liabilities for errors.

***Perfect Spot For A Wide Variety Of Businesses...
HOW ABOUT A NEW "CHICKEN PLACE"???***



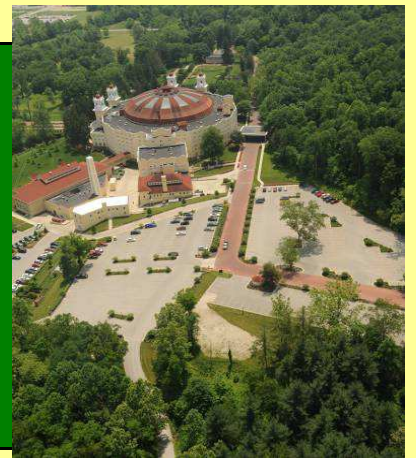
HIGHEST TRAFFIC AREA IN THIS RESORT COMMUNITY

See Page 3 For A Projected View of a Retaining Wall for Raising Above Flood Level & Gaining Lots of Parking space.

Without question, this is one of the most desirable Commercial Locations in the Valley!



This Commercial Location is situated midway between two of the Finest Resort Hotels In The Entire United States...



***PRIME "HIGH TRAFFIC" COMMERCIAL LOT...
200 Ft Frontage x 110 Ft Deep...***



Shows "EXAMPLE" of adding retaining wall so the lot can be filled to gain lots of added parking space. (Retaining wall does not currently exist.)

**Available Commercial Retail Sites Along This
Extremely High Traffic Boulevard, Midway
Between The
French Lick Springs Resort Hotel and Casino...
and the West Baden Springs Hotel "The Dome",
Are Nearly All Gone!**

NOW IS THE TIME!

SEE THIS PROPERTY AND MAKE YOUR OFFER!



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