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**PROFITABLE INVESTMENT OPPORTUNITY
AT VERY MODERATE COST!**

**Only One Block Off Highway 56...Makes This Property A
Potential Target For Future Commercial Development!**

*Faces The Wonderful & Attractive West Baden Springs "Community Park",
And Is Within Easy Walking Distance Of The Famous "Domed" WB Springs Hotel!
~ IDEAL RENTAL HOUSING & SO CONVENIENT FOR RESORT EMPLOYEES ~*

PRICE: OUTSTANDING VALUE @ ONLY \$49,000!

LOCATION: 599 N. Elm Street ~ West Baden (Lots #12 & #13)

DIRECTIONS: From the "Dome" in West Baden, turn right onto State Road 56, then take the 2nd road to the left @ Post Office. Go one block & turn right onto Elm Street. It's the 2nd house on your right.

Type Home: Tri-Level
Garage: Originally 1 car but converted to storage; easy to convert it back.
Exterior: Vinyl Siding
Type Construction: Frame
Square Feet: 1,239
Year Built: 1961
Heating: Gas Wall Unit + Electric Baseboards
Air Conditioning: None
Land/Lot Size: 80' x 125'
Water: Springs Valley
Sewage: Springs Valley
School District: Springs Valley
Type Road: City Street
Annual Taxes: \$1,182.70 payable 2018, based on Tax Assessed Value of \$58,500, and without "Homestead Credit".

Bathrooms: One
Bedrooms: Three
Bedroom #1: Middle Level - (main floor)
Bedroom #2: Upper Level
Bedroom #3: Upper Level
Living Room: Middle Level - (main floor)
Kitchen: Middle Level - (main floor)
Front Porch: 8' x 4' open stoop
Rear Porch: 15' x 8' covered

DISCLOSURE: Home is located in "Flood Plain"; subject to flooding. To Seller's knowledge, flood water has only got into the main level living area 1 time in the past 35+ years. Seller has owned it since 2006, and it barely got into main level living area 1 time. Former owner told Seller that he had owned it for 25 years, and that it had never got into the main level living area the entire time he owned it. However, it does get into the former garage area during severe floods.



With the very limited available "Highway Frontage" for Commercial Development, it is logical that, at some point, a Developer might want to buy a "group of lots" that adjoin, in order to do a major project, such as the nearby McDonalds & CVS facilities.

**If & when that happens,
WHAT A VALUABLE
PROPERTY THIS BECOMES!**

**PLUS...in the meantime,
you'll have a nice rental
income property that will
easily pay for itself!**

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

RE-LISTING INFO SHEET



**Buy This Choice Commercial Property NOW...
Use It As A "RENTAL" For The Time Being...AND:**

***Consider The Outstanding Profit Potential For This Property
As An INVESTMENT...***

**Take a quick look at the "Aerial Photo" above; Consider
all the MAJOR DEVELOPMENT we've seen along Hwy 56
over the past few years!**

Hwy 56 is where it's happening...No question about it!

**NOTE THIS: The block where this 599 Elm Street property
is located is a very likely area for a Developer to "combine a
grouping of lots"...making an IDEAL LOCATION for an
EXCELLENT COMMERCIAL PROJECT!**

**This Property Can Be "CRITICAL"...PROFIT POTENTIAL IS
OUTSTANDING! MAKE YOUR OFFER NOW!**