

Agent Full

Listing

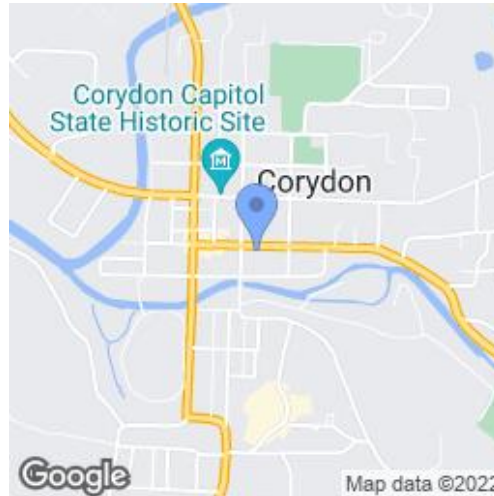
317 E Chestnut Street N, Corydon, IN 47112

Listing #: **2022011296**

\$450,000

Active (08/16/22)

DOM: 2 CDOM: 2



Prop Type: **Commercial**
County: **Harrison**
Township: **Harrison**
List Type: **For Sale**
Typ Lst Ctr: **Excl. Right to Sell**
BAPS: **2.6 / none**
Var Rate: **No**
Year Built: **1900**
Approx Sqft: **3,256**
Sqft Source: **Assessor**
Lot Sz: **0.305 / 13,286**
Lot Sz Src: **Assessor**
Ann Tax: **3,365**
Tax Year: **2021/2022**
List Date: **08/16/2022**
Exp. Date: **04/01/2023**

Recent: 08/16/2022 : NEW

Type Poss Sale: **Arms Length**
Parcel#: **311031154002000008**

Adl Parc#: **Jennie Capelle and Dan Capelle**
Owner Nm: **none**

Comm Comment: **Call Listing Agent(s) to schedule a showing**
Showing Instr: **From 1-64 at Corydon exit travel south on Hwy 135, left on Hwy 62, left at first stop light to stay on Hwy 62, left at next stop light on to Chestnut Street, property on the right.**

Directions: **Parcel # 31-10-31-154-002.000-008**

Legal: **Parcel # 31-10-31-154-002.000-008**

Appointment: **24 hour Notice**

Land Assess: **\$20,100**
Improvements: **\$188,200**
Total Assess: **\$208,300**
Occupant Type: **Owner**

Agent/Office

Agent: **John Lopp** jwlopp@gmail.com (ID: b2378) Primary: 502-303-8028
Co-Agent: **Steven Day** s.day@lopprealestate.com (ID: s3193) Primary: 812-972-8438
Office: **Lopp Real Estate Brokers** (ID: 844) Phone: 812-728-8181
Co-Office: **Lopp Real Estate Brokers** (ID: 844) Phone: 812-728-8181

Remarks

Public Remarks: **Renovated retail space on Hwy 62/Chestnut Street in Downtown Corydon. High visibility from traffic entering and exiting the downtown district. Walking distance to other retail, dining, and attractions.**

Agent Remarks: **Buyer to verify all measurements and square footage.**

Office Remarks: **Selling Agent must be present at all showings**

Amenities

Construction:	Existing	Number of Docks:	
Max Contig SQFT:		Sprinkler:	No
Max Divisible Sq Ft:		Existing Zoning:	commercial
Elevators YN:	No	Units Total:	0

Units

General Information

Transaction Type: **Change Sale**
Covenants & Restr:

Flood: **Yes**
Sign: **No**

08/18/2022 3:03:56 PM

All Information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.