



FOR SALE OFFICE & WAREHOUSE SPACE IN DOWNTOWN SPENCER

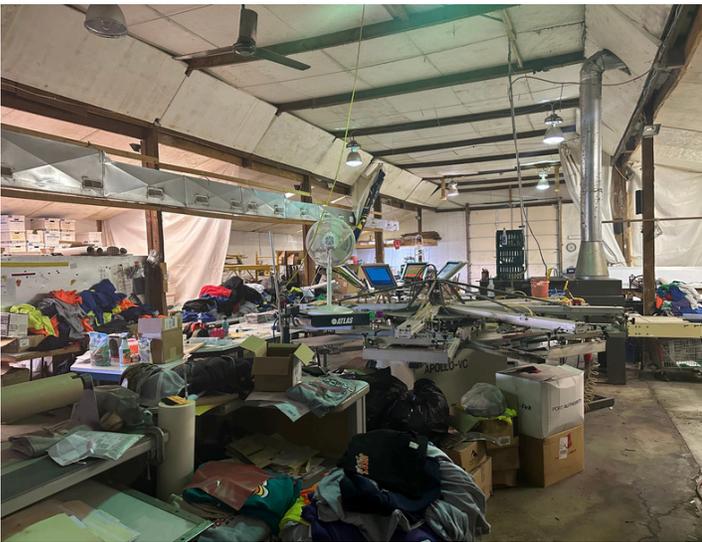
56 E. Jefferson St.
Spencer, IN 47460

Total SF	+/- 5,200
Office SF	+/- 1,200
Warehouse SF	+/-4,000
Zoning	Residential/Commercial
Annual Property Taxes	\$1,472.24 (GIS)
Price	\$279,900

FEATURES

- Warehouse features 15' Ceilings, (1) 12' overhead door, (1) loading dock, (1) Restroom
- Office features open floorplan
- 2 Blocks South of the Square
- Currently used as a print shop, but has many different possibilities
- Recent Upgrades: new metal roof, gutters, siding, insulated garage door at loading dock and insulated alley door.





Additional Online information:

Cockerhamcommercial.com

MLS: 202508020

ICREX.com

Loopnet.com

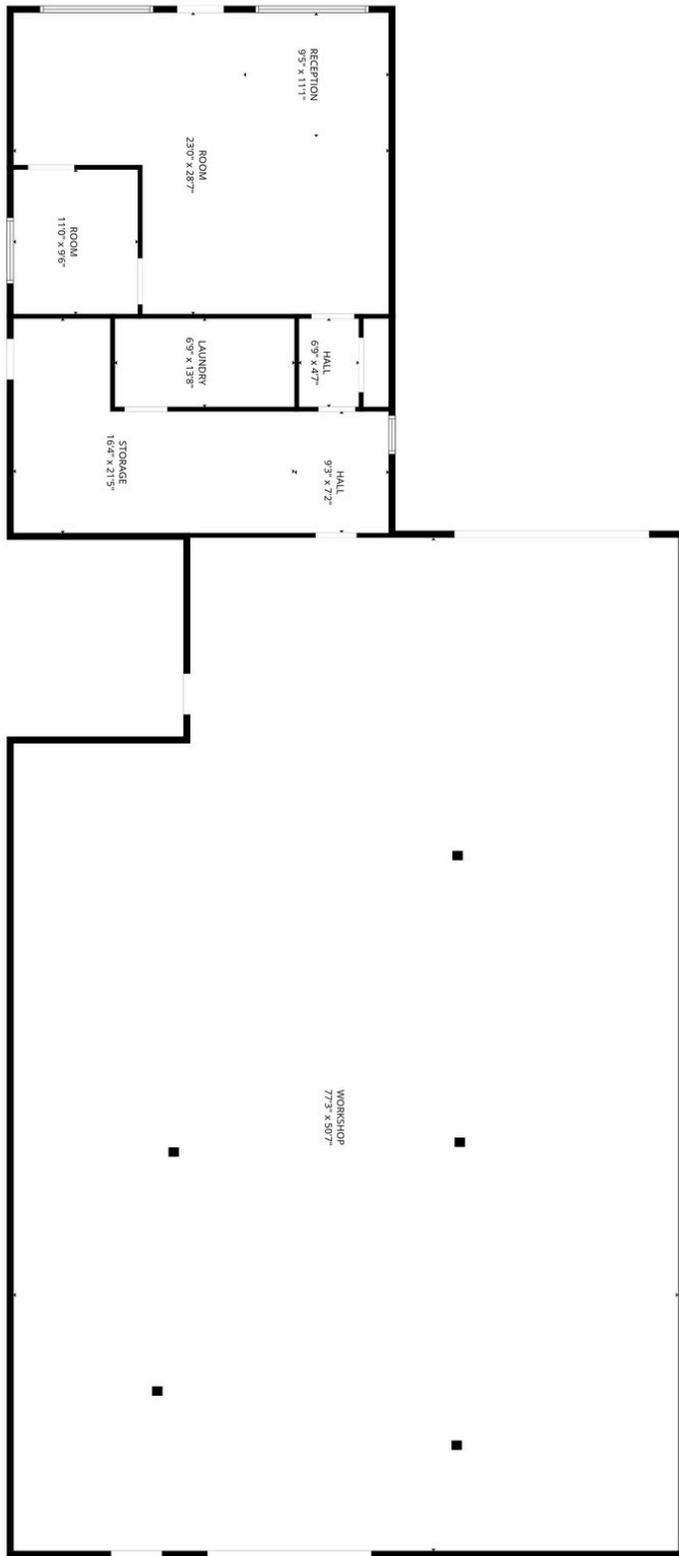
Crexi.com

CHRIS COCKERHAM, CPM, GRI - COMMERCIAL MANAGER/BROKER
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TOTAL: 816 sq. ft
FLOOR 1: 816 sq. ft
EXCLUDED AREAS: WORKSHOP: 3707
sq. ft, STORAGE: 251 sq. ft, HALL: 67 sq.
ft, WALLS: 182 sq. ft
 FLOOR PLAN CREATED BY CUBICASA APP.
 MEASUREMENTS DEEMED HIGHLY RELIABLE BUT
 NOT GUARANTEED.

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