Ellerbusch Road Acreage, C-4

Ellerbusch Rd., Newburgh, IN 47630

Listing ID:	30079643
Status:	Active
Property Type:	Vacant Land For Sale
	(also listed as Shopping Center, Retail-Commercial)
Possible Uses:	Hospitality, Industrial
Gross Land Area:	7.46 Acres
Sale Price:	$1,500,000
Unit Price:	$201,072 Per Acre
Sale Terms:	Cash to Seller

Overview/Comments

This multifaceted acreage is the last remaining parcel of this size fronting SR 662, is already zoned C-4 commercial and is not in the flood plain. Located just west of downtown Newburgh and north of the Ohio River make this opportunity even more desirable. This parcel would lend itself to a big box tenant, strip center, medical/professional offices, C-store, retirement homes or a host of other possibilities as well.

*********See Attached Data Sheet For Additional Information*********

More Information Online

http://www.cpix.net/listing/30079643

QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Warrick County	Zoning:	C-4
Tax ID/APN:	87-12-33-300-118.000-014	Adjacent Parcels Available:	Yes
Possible Uses:	Hospitality, Industrial, Office, Retail, Retail-Pad, Self Storage	Sale Terms:	Cash to Seller

Area & Location

Market Type:	Medium	Legal Description:	E PT SW S33 T6 R9 23.303 A
Property Located Between:	Byerson Drive & Ellerbusch Road	Largest Nearby Street:	SR 662
Side of Street:	North	Feet of Frontage:	627
Road Type:	Paved	Highway Access:	I-69, SR 662 and the Lloyd Expressway
Property Visibility:	Excellent	Airports:	Evansville Regional Airport

Land Related

Lot Frontage:	447	Soil Type:	Mixed
Lot Depth:	627	Available Utilities:	Electric, Water, Gas, Sewer
Topography:	Level	Water Service:	Municipal
Easements:	Utilities	Sewer Type:	Municipal

Financials

Finance Data Year:	2018
Real Estate Taxes - Annual($):	$862 (Annual)

Location

Address:	Ellerbusch Rd., Newburgh, IN 47630
County:	Warrick
MSA:	Evansville

Property Contacts

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