B N D
COMMERCIAL

INDUSTRIAL LAND > FOR SALE

2.67 ACRES
2820 W 800 S
ASHLEY, INDIANA

OVERVIEW :

Acreage:	**2.67 Acres**
Well cared for property	
Former building has been removed	
Approx. 40 minutes north of Fort Wayne	
Zoned:	**Industrial - Small Shops**
Sale Price:	**$139,000**

Ron Conrad
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Property Highlights	
Parcel Numbers	**76-11-33-000-017.010-017; 76-11-33-000-022.000-017; 76-11-33-000-022.010-17**
Address	**2820 W 800 S**
City / State / Zip	**Ashley / Indiana / 46705**
Sale / Lease	**Sale**
Land Size	**2.67 Acres**
Zoning	**Industrial - small shops**
Number of Parcels	**Three**
Distance to Interstate	**Less than 1/2 mile**

Sale Information	
Sale Price	**$139,000**
Terms	**Cash at closing**
Annual Taxes	**Taxes on land currently $290.86**
Tax Year / Pay Year	**2020 / 2021**

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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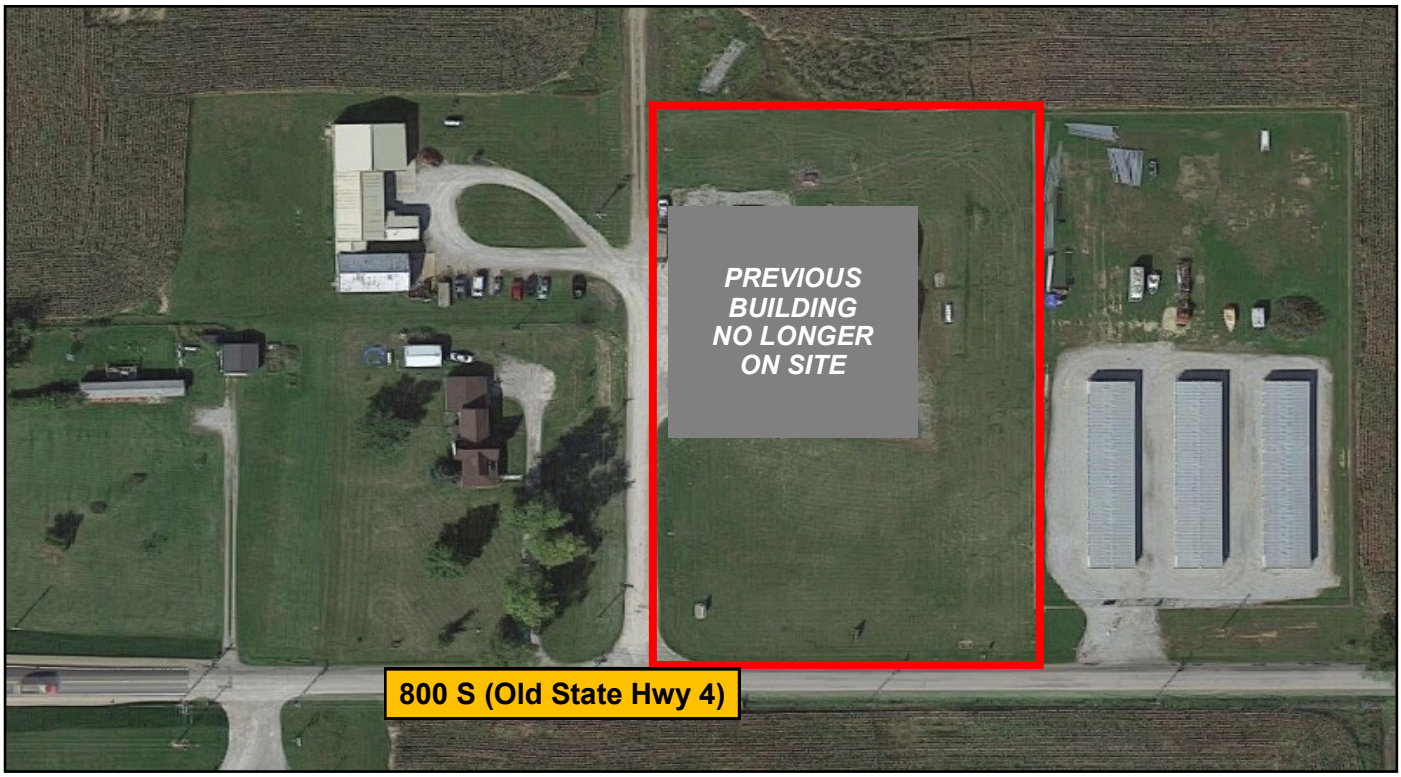
Utilities

	Company
Gas	NIPSCO
Electric	City of Garrett
Water	Well
Sewer	Septic

Comments

- Property could be utilized as Residential, Industrial (small shop) or Agricultural
- Septic pump/alarm installed in 2014
- 4" well installed in 2012



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