# **I-65 Exposure, 2+ac Zoned C-2, Tenant or Hotel Site** 2020 Hospitality Way, Jeffersonville, IN 47129



Listing ID: Status: Property Type: Retail-Commercial Type: Size: Sale Price: Unit Price: Sale Terms:

30229787 Active Retail-Commercial For Sale Free-Standing Building, Restaurant 5,900 SF \$775,000 \$131.36 PSF Cash to Seller

## **Overview/Comments**

Major visibility and great access on I-65. Currently zoned C-2, which is a very large group of options to include retail, restaurant and offices of medium to large scale. Approximately 2.16 acres. The site has served the current tenant for decades as a tractor trailer service and repair shop. The are month to month at this time and would like to stay. Site could be better suited as the street name suggests for hospitality (hotel. motel).



#### **More Information Online**

http://remaxfirstcommercialgroup.catylist.com/listing/30229787



#### QR Code

Scan this image with your mobile device:

#### **General Information**

Tax ID/APN:	10-19-00-800-008.000-010	Property Use Type:	Net Leased Investment (NNN)	
Retail-Commercial Type:	Free-Standing Building, Restaurant, Tavern/Bar/	Building/Unit Size (RSF):	5,900 SF	
	Nightclub, Vehicle Related	Sale Terms:	Cash to Seller	
Zoning:	C-2 MEDIUM TO LARGE GENERAL BUSINESS			
Area & Location				
Retail Clientele:	General, Business, Traveler	Airports:	Clark County Regional Airport, Louisville	
Property Visibility:	Excellent		International Airport	
Largest Nearby Street:	Eastern Blvd	Site Description:	Its called Hospitality Way for a reason. Hotels line	
Highway Access:	Immediate on I-65, I-265 and I-64		this roadway.	

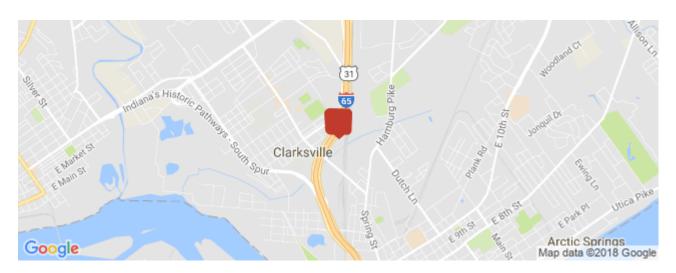
Area Description Near other hotels that front along I-65. This is on the east side of the interstate and the Town of Clarksville runs along the other side.

#### **Building Related**

Tenancy: Total Number of Buildings: Number of Stories:	Single Tenant 3 1	Parking Description:	Huge lot. Current tenant operates as a tractor trailer repair shop and prefers the use of a gravel lot.
Typical SF / Floor:	5,900 SF	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Exterior Description:	Existing buildings are still being used today. Brick and concrete block.	Interior Description:	Standard garage or shop look and feel as it has operated as one for decades.
Parking Type:	Surface		
Land Related			
Zoning Description:	C-2 Medium to Large General Commercial District. See attached C-2 and C-1 allowable and permitted uses.	Sewer Type: Land Ownership: Legal Description:	Municipal Lee Oil Co Gt 8 2.160 Ac
Water Service:	Municipal	Logar Dooonption.	

### Location

Address:	2020 Hospitality Way, Jeffersonville, IN 47129
County:	Clark
MSA:	Louisville/Jefferson County



# **Property Contacts**



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