

# I-65 Exposure, 2+ac Zoned C-2, Tenant or Hotel Site

## 2020 Hospitality Way, Jeffersonville, IN 47129



Listing ID: 30229787  
 Status: Active  
 Property Type: Retail-Commercial For Sale  
 Retail-Commercial Type: Free-Standing Building, Restaurant  
 Size: 5,900 SF  
 Sale Price: \$775,000  
 Unit Price: \$131.36 PSF  
 Sale Terms: 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/ Nightclub, Vehicle Related	Building/Unit Size (RSF):	5,900 SF
Zoning:	C-2 MEDIUM TO LARGE GENERAL BUSINESS	Sale Terms:	Cash to Seller

### Area & Location

Retail Clientele:	General, Business, Traveler	Airports:	Clark County Regional Airport, Louisville International Airport
Property Visibility:	Excellent	Site Description:	Its called Hospitality Way for a reason. Hotels line this roadway.
Largest Nearby Street:	Eastern Blvd		
Highway Access:	Immediate on I-65, I-265 and I-64		

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:	Single Tenant	Parking Description:	Huge lot. Current tenant operates as a tractor trailer repair shop and prefers the use of a gravel lot.
Total Number of Buildings:	3	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Typical SF / Floor:	5,900 SF	Interior Description:	Standard garage or shop look and feel as it has operated as one for decades.
Property Condition:	Excellent		
Exterior Description:	Existing buildings are still being used today. Brick and concrete block.		
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:	Municipal
Water Service:	Municipal	Land Ownership:	Lee Oil Co
		Legal Description:	Gt 8 2.160 Ac

## Location

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



## Property Contacts



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