



LISTING ID: 30292931

12 acre Scottsburg Apartment Site - 750 W Moonglo Rd Scottsburg, IN 47170

Price:	\$295,000	Land Size:	12 Acres	Type:	Vacant Land For Sale
Unit Price:	\$24,583 Per Acre	Land Splits:	No	Uses:	Multi-Family, Residential (Single Family)
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	72-05-07-300-016.000-007
		Modified:	6/22/2018		

12 acres located just west of Highway 31, near Scott County Hospital and across from the VA facility; also adjacent to existing duplex development; currently zoned R-2; does not include the single-family home located on the SW corner that contains approx. 1.5 acres.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30145024

6,810 sf Clarksville Restaurant Building For Sale or Lease - 1440 VAXTER AVENUE Clarksville, IN 47129

Lease Rate:	\$9,500 (Monthly)	Available Space:	6,810 SF	Type:	Retail-Commercial For Lease
Lease Type:	NNN	Gross Bldg Area:	6,810 SF	Subtype:	Restaurant
		Space Type:	Relet	Zoning:	B-2
		Modified:	9/18/2018		

This property is currently leased to O'Charley's Restaurant until 06-30-19 for \$9,473.78 monthly NNN (no options past end of the lease); Owner will sell for \$1,200,000 or will lease at \$9,500 NNN monthly (space may be available prior to 06-30-19/see agent); also includes a large pole sign visible from I-65; APPROXIMATELY: 6,810 sf building and 1.31 acre site.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30145023

6,810 sf Clarksville Restaurant Building For Sale or Lease - 1440 VAXTER AVENUE Clarksville, IN 47129

Price:	\$1,200,000	Size:	6,810 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$176.21 PSF	Gross Bldg Area:	6,810 SF	Subtype:	Restaurant
Sale Terms:	Cash to Seller	Modified:	9/18/2018	Zoning:	B-2
Cap Rate:					

This property is currently leased to O'Charley's Restaurant until 06-30-19 for \$9,473.78 monthly NNN (no options past end of lease); Owner will sell for \$1,200,000 or will lease at \$9,500 NNN monthly (space may be available prior to 06-30-19/see agent); also includes a large pole sign visible from I-65; APPROXIMATELY: 6,810 sf building and 1.31 acre site.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30282909

12,100 sf building + 10.35 acres in Clarksville, IN - 515 Potters Ln Clarksville, IN 47129

Price:	\$800,000	Size:	12,100 SF	Type:	Special Purpose For Sale
Unit Price:	\$66.12 PSF	Modified:	8/25/2018	Subtype:	Assembly/Meeting Place
Sale Terms:	Cash to Seller			Zoning:	R-2
Cap Rate:					

12,100k s/f building on 10.35 acres; building could easily converted for other purposes; remainder of the site (approx. 8 acres more or less) has the potential to be developed for multi-family uses (subject to approvals); building is currently occupied by Emmaus Road Church, sanctuary and offices; asphalt lot with approx. 58 parking spaces; recent upgrades include: parking lot lighting; remodeled kitchen/reception hall; remodeled offices (5), classrooms (3) + conference room; located adjacent to the Tri County Shrine Club; owner will consider selling part of vacant/developable land separately (see agent).

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30298486

11,816 warehouse on .84 acre near downtown New Albany - 3328 Corydon Pike New Albany, IN 47150

Price:	\$175,000	Size:	11,816 SF	Type:	Industrial For Sale
Unit Price:	\$14.81 PSF	Modified:	9/12/2018	Subtype:	Flex Space, Free-Standing
Sale Terms:	Cash to Seller			Zoning:	NEIGHBORHOOD COMMERCIAL

Multiple uses exist for this newly renovated warehouse building near downtown New Albany. The 11k+ sq ft warehouse space can be sectioned into 3 areas for possible multi-tenant use: (1) Main warehouse with ramp 5400 Sq ft +/-, (2) Main floor additional storage 3200 sq ft +/-, (3) Upstairs office space/storage and bath 3200 sq ft +/- . The roof was replaced in 2009. The main building has a new 50x100 concrete floor along with a 10ft wide ramp into the entrance, (2) new 10 ft overhead doors have been installed. The building has been recently painted. This building would be a great mechanic shop, auction warehouse, indoor storage ...

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30282928

New Albany Church For Sale - 1934 McDonald Ave New Albany, IN 47150

Price:	\$230,000	Size:	7,444 SF	Type:	Special Purpose For Sale
Unit Price:	\$30.90 PSF	Land Size:	18,800 SF	Subtype:	See Agent
Sale Terms:	Cash to Seller	Modified:	8/25/2018	Zoning:	R-2
Cap Rate:					

This church is in excellent condition and is adjacent to Fairmont Elementary School and park in the rear; recent updates include: new roof and steeple in 2014 + kitchen remodeled in 2012; Church building has approximately 5,106 s/f on the main level + additional s/f on the lower level. Land size is estimated as 100' to 188' of depth per property assessment information.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30283080

Dollar General Store w/ 8.4% cap rate - 1750 Allison Ln Jeffersonville, IN 47130

Price:	\$625,000	Size:	9,204 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$67.91 PSF	Land Size:	1.12 Acres	Subtype:	Free-Standing Building
Sale Terms:	Cash to Seller	Modified:	6/4/2018	Zoning:	C-1
Cap Rate:					

NNN leased Dollar General Store: currently leased until 07-31-22 at 4,372.50 monthly + 750. monthly for CAM/insurance/property taxes; 52,470 NOI divided by \$625,000 = 8.4% cap rate; Dollar General has leased this property since 09-17-02 and has said to current owner that it has been one of their better performing stores in the past; 2 additional 5 year options: 08-01-22 to 07-31-27 at \$4,743.74 monthly and 08-01-27 to 07-31-32 at \$5,455.31 monthly.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30022102

Former Bank Building w/ Drive-thru Canopies (Pending) - 1711 E 10th Street Jeffersonville, IN 47130

Price:	\$395,000	Size:	5,190 SF	Status:	Pending
Unit Price:	\$76.11 PSF	Modified:	9/7/2018	Type:	Office For Sale
Sale Terms:	Cash to Seller			Subtype:	Institutional, Medical
Cap Rate:				Zoning:	B2

Former Bank Branch; 2nd floor could be a separate user or tenant; 2 drive-thru lanes + lane for ATM; owner will also consider leasing to a qualified tenant for \$10 sf NNN; located on a busy 4 lane with 30+k cars per day; currently leased to short-term tenant.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30295029

Former Bank Building w/ Drive-thru Canopies (Pending) - 1711 E 10th Street Jeffersonville, IN 47130

Lease Rate:	\$10 PSF (Annual)	Available Space:	5,190 SF	Status:	Pending
Lease Type:	NNN	Space Type:	Relet	Type:	Office For Lease
Office Class:	Class B	Modified:	9/7/2018	Subtype:	Institutional, Medical
				Zoning:	B2

Former Bank Branch; 2nd floor could be a separate user or tenant; 2 drive-thru lanes + lane for ATM; will also sell this building for \$395,000; located on a busy 4 lane with 30+k cars per day; currently leased to short-term tenant.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30329551

GREAT LOCATION! @Highlander Point, Floyds Knobs - 4600 Williamsburg Station Rd Floyds Knobs, IN 47119

Price:	\$500,000	Size:	2,850 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$175.44 PSF	Modified:	9/6/2018	Subtype:	Car Wash, Free-Standing Building
Sale Terms:	Cash to Seller			Zoning:	GC - GENERAL COMMERCIAL
Cap Rate:					

GREAT LOCATION! Highly visible, multi-purpose building adjacent to C-store/gas station and across from, and within view of, many other retail businesses, restaurants, banks, grocery store and pharmacy. This property was formerly used as a car wash and dog grooming business. The building has approx. 2,850 s/f of office/garage area + approx. 1,500 s/f unfinished basement + 3 bay car wash area with approx. 1,650 s/f. This location is conveniently located for local area customers, as well as interstate highway travelers.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 29527719

6 Duplexes + 1 s/f rental home - 439 N Ferguson St Henryville, IN 47126

Price:	\$925,000	Size:	11,616 SF	Type:	Multi-Family For Sale
Unit Price:	\$71,153.85 Per Unit	Land Size:	1.92 SF	Subtype:	Duplex/Fourplex
Sale Terms:	Cash to Seller	Total Units:	13	Zoning:	R4
Cap Rate:		Modified:	3/26/2018		

13 fully leased units; 3 two story 3/2 + 2 car garage duplexes (6 units) + 3 one story 1/1 duplexes (6 units) + 1152 s/f 2/1 rental home; tenants pay electric/water; landlord pays sewer/trash; all units have w/d connections; all units have new roofs; located adjacent to Clark State Forest; last property going north on westside of Hwy 31 (a/k/a North Ferguson St). See broker for income/expense information; 2 of owners are licensed real estate brokers in Indiana.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30004581

2,800+ sf multi-purpose office space for lease. - 1120 SPRING STREET Jeffersonville, IN 47130

Lease Rate:	\$8 PSF (Annual)	Available Space:	2,854 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Gross Bldg Area:	5,526 SF	Subtype:	Medical, Office Building
Office Class:	Class C	Space Type:	Relet	Zoning:	C1 - OVERLAY DISTRICT
		Modified:	9/4/2018		

Very nice office space on lower level of medical use building. Access exists through front door foyer and staircase or through rear door and HCA ramp; approx. 2,854 sf @\$8 sf + \$250 monthly CAM; multiple types of uses possible; ample parking and very good visibility; walking distance to Clark Memorial Hospital and close access to I-65 and downtown Louisville, Kentucky;

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30090256

16,544 sf Industrial Use Building For Lease (Pending/Contingent) - 505 Maplewood Blvd Georgetown, IN 47122

Lease Rate:	\$4 PSF (Annual)	Available Space:	16,544 SF	Status:	Pending/Contingent
Lease Type:	NNN	Space Type:	Relet	Type:	Industrial For Lease
Loading:	2 Docks	Modified:	9/4/2018	Subtype:	Industrial-Business Park, Manufacturing
Ceiling:	14 ft.			Zoning:	OB (OFFICE BUSINESS)

16,544 sf building near I-64/Georgetown exit in Edwardsville business park. Great location with easy access to I-64 and close to downtown Louisville, Kentucky. Tenant to pay the property taxes and insurance to the landlord on a 1/12 per month basis. CoRayVac heating in the warehouse; central heat and air in the office.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30296576

16,000 sf on 6.005 acres - currently trucking use (Pending) - 4870 Keystone Blvd Jeffersonville, IN 47130

Price:	\$1,200,000	Size:	16,000 SF	Status:	Pending
Unit Price:	\$75 PSF	Modified:	8/1/2018	Type:	Industrial For Sale
Sale Terms:	Cash to Seller			Subtype:	Free-Standing, Industrial- Business Park
Loading:	6 Docks			Zoning:	I-1 (LIGHT INDUSTRIAL)

16,000 sf building (80' x 200'); 6 loading docks; 2 drive-thru doors; tools/parts room; includes approx. 30' x 80' office area that has the second floor above it framed, but not finished; electric gate. Current tenant is Big G trucking company: lease amount is \$5837 monthly (modified gross includes property taxes and insurance) & lease expires 03-31-19.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30319353

1,400 sf Medical Office in Jeffersonville For Sale or Lease - 1035 Wall St Jeffersonville, IN 47130

Price:	\$105,000	Size:	1,400 SF	Type:	Office For Sale
Unit Price:	\$75 PSF	Modified:	8/3/2018	Subtype:	Medical
Sale Terms:	Cash to Seller			Zoning:	C1 - 10TH STREET TRADITIONAL MARKETPLACE OVERLAY
Cap Rate:					

1,400 s/f (approx. size) condominium unit located in the Medical Plaza of Jeffersonville Building. This is a former medical office that is located on the lower level of the larger two-story building; the lower level faces Spring Street and is located across from the entrance to Clark Memorial Hospital; the owner will also lease this space for \$10 s/f NNN; this unit could also be purchased or leased for other types of non-medical and professional office uses.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 959109

30 acres next to Horseshoe Casino - 1700 Hwy 111 Elizabeth, IN 47117

Price:	\$79,900	Land Size:	30 Acres	Type:	Vacant Land For Sale
Unit Price:	\$2,663 Per Acre	Land Splits:	Yes	Uses:	Hospitality, Residential (Single Family)
Sale Terms:	Cash to Seller, Purchase Money Mortgage, Owner Financing, Build-to-Suit	Adjacent Parcel:	Yes	Zoning:	AG/RES
Tax ID:	0405120001500	Modified:	6/15/2018		

30+ acres with small rental home located across street from Horseshoe Casino (1st property on the right past the casino on the right/ formerly Caesar's Casino); considerable road frontage on Hwy 111; mostly hillside acreage with some marketable timber; hillside can be seen above the casino as patrons approach the casino heading west from Louisville on Hwy 111; Owners are licensed real estate brokers.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 29939592

5.17 Development Acres, Jeffersonville, IN - 3428 Holmans Ln Jeffersonville, IN 47130

Price:	\$325,000	Land Size:	5.17 Acres	Type:	Vacant Land For Sale
Unit Price:	\$62,862 Per Acre	Land Splits:	No	Uses:	Multi-Family, Office
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	M2,C2
Tax ID:	102102100330000009	Modified:	5/21/2018		

5.17 development acres; located just north of E 10th Street intersection; partially zoned M2 (multi-family) and C2 (commercial use): see attached zoning map; triangular shaped with good road frontage (approx 600'+);

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30170020

1760sf B-2 Zoned Clarksville Building For Lease - 1223 PROVIDENCE WAY Clarksville, IN 47129

Lease Rate:	\$1,450 (Monthly)	Available Space:	1,760 SF	Type:	Retail-Commercial For Lease
Lease Type:	Modified Gross	Gross Bldg Area:	1,760 SF	Subtype:	Free-Standing Building, Street Retail
		Space Type:	Relet	Zoning:	B-2
		Modified:	9/4/2018		

Very well maintained and located retail and/or office use building with good visibility from Brown Station Way. Building could be used for multiple purposes and has a paved parking lot in front. Tenant to pay all utilities and mechanical maintenance in addition to the \$1,450 monthly rent.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30189401

13,400 sf on 3 acres - 16224 Charlestown Bethlehem Rd Charlestown, IN 47111

Price:	\$375,000	Size:	13,400 SF	Type:	Industrial For Sale
Unit Price:	\$27.99 PSF	Modified:	1/4/2018	Subtype:	Free-Standing, Manufacturing
Sale Terms:	Cash to Seller			Zoning:	M-2

13,400 multi-use industrial building on 3 acres located east of Charlestown, IN; professional looking reception area and office at front of the building; loading dock and drive-in door at the rear; room for expansion; a very useful building and good value at listed price.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30268786

9.66 acre Salvage Yard, Inventory & Equipment - 278 W County Line Rd Underwood, IN 47177

Price:	\$1,200,000	Size:	8,446 SF	Type:	Special Purpose For Sale
Unit Price:	\$142.08 PSF	Land Size:	9.66 Acres	Subtype:	Salvage Yard
Sale Terms:	Cash to Seller	Modified:	4/23/2018	Zoning:	I-1 (LIGHT INDUSTRIAL)
Cap Rate:					

Operating salvage yard and in same family since 1988; rated by State of Indiana as a "gold" salvage yard; owner estimates the value as: \$300,000 for real estate and buildings, \$780,000 for inventory, \$90,000 for cars to crush and \$30,000 for the equipment (loader, fork lift, 1 - car lift, freon machine, tire remover, and antifreeze remover). Located adjacent to the east side of I-65 at W County Line Road. Square footage is approximate and consists of: 938 modular office, 2,400 sf metal pole barn and 5,108 sf garage.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30280480

123' Frontage w/ Direct View of Downtown Louisville Skyline! - 501 E Riverside Dr Clarksville, IN 47129

Price:	See Agent	Land Size:	12,054 SF	Type:	Vacant Land For Sale
Sale Terms:	Other	Land Splits:	No	Uses:	Retail
Tax ID:	101400103157000011	Adjacent Parcel:	No	Zoning:	CLARKSVILLE LANDING MIXED USE
		Modified:	5/21/2018		

Million Dollar View of Downtown Louisville; Approximately 123' of frontage directly across from downtown Louisville; approximately 98' of depth to the flood wall; a development opportunity like this is seldom available; contact listing broker for additional information.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30298153

6,480 sf Commercial Building + 832 sf Home on .66 acre - 22924 S U.S. Hwy 31 Underwood, IN 47177

Price:	\$179,900	Size:	7,312 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$24.60 PSF	Modified:	7/16/2018	Subtype:	Convenience Store, Free-Standing Building
Sale Terms:	Cash to Seller			Zoning:	B-3
Cap Rate:					

6,480 sf Commercial Building + 832 sf Home on .66 acre; located on the SE corner of Highway 31 and County Line Road in Underwood; B-3 zoning allows for multiple commercial uses which this property is well suited for.

Also, see attached Clark County egis & property tax info and NFA letter from IDEM

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 28829238

5,200 s/f Jeffersonville Commercial Building - 2920 MIDDLE ROAD Jeffersonville, IN 47130

Price:	\$350,000	Size:	2,601 SF	Type:	Special Purpose For Sale
Unit Price:	\$134.56 PSF	Land Size:	0.46 Acres	Also:	Retail-Commercial
Sale Terms:	Cash to Seller	Gross Bldg Area:	2,601 SF	Subtype:	See Agent
Cap Rate:		Modified:	11/13/2017	Zoning:	C-2

Corner lot with great exposure; 2,601 s/f on 1st level + full finished lower level; building has formerly been used as a fitness facility and a Karate school. Owner will also consider leasing to qualified tenant for \$2,500 monthly NNN; owner is a licensed real estate broker.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30168698

C-1 Use Building off 10th St - \$65,000 - 910 Nachand Ln Jeffersonville, IN 47130

Price:	\$65,000	Size:	768 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$84.64 PSF	Land Size:	7,670 SF	Subtype:	Free-Standing Building, Mixed Use
Sale Terms:	Cash to Seller	Modified:	3/27/2018	Zoning:	C-1
Cap Rate:					

Currently occupied and used by a beauty salon and barber shop. Parking area in the front + open backyard for other possible uses. Located just off E10th Street which is a high traffic area. C-1 zoning allows for many potential retail uses.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30179640

8.973ac + 2.328ac Jeffersonville Industrial Sites - 4610 MIDDLE ROAD Jeffersonville, IN 47130

Price:	\$185,000 - 810,000	Land Size:	2.33 - 8.97 Acres	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Land Splits:	No	Uses:	Industrial
Tax ID:	104201400177000039	Adjacent Parcel:	No	Zoning:	I-1
		Modified:	11/10/2017		

2 excellent industrial building sites located near the Port of Jeffersonville and in an area of rapid development just off of Port Road; 8.973 acres at \$810,000 and 2.328 acres at \$185,000.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30180234

8.778 Acre C-2 Zoned Site on Veteran's Parkway, Jeffersonville - 2825 Veterans Pkwy Jeffersonville, IN 47130

Price:	\$650,000	Land Size:	8.78 Acres	Type:	Vacant Land For Sale
Unit Price:	\$74,031 Per Acre	Land Splits:	No	Uses:	Multi-Family, Office
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	C-2
Tax ID:	102103400190000009	Modified:	3/28/2018		

8.778 Acres zoned C-2 located on Veteran's Parkway/Charlestown Pike. Prime commercial location located by Armstrong Farm Apartments.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30183534

3000 sf Hair Salon/Office space for sale - 9511 US-150 Greenville, IN 47124

Price:	\$250,000	Size:	3,024 SF	Type:	Office For Sale
Unit Price:	\$82.67 PSF	Land Size:	0.68 Acres	Subtype:	Office Building
Sale Terms:	Cash to Seller	Modified:	12/8/2017	Zoning:	COMMERCIAL
Cap Rate:					

Immaculately maintained property off of Hwy. 150 in the heart of Greenville. It is currently occupied as a hair salon. This property would be great for another hair salon, office space, daycare, etc. It is over 3000 sf with 2 restrooms, small kitchen/break room and over 20 parking spaces!

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30203655

2.2283 acre + 29k+ sf in Downtown Jeffersonville - 706 Spring St Jeffersonville, IN 47130

Price:	\$1,300,000	Size:	29,200 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$44.52 PSF	Modified:	1/27/2018		
Sale Terms:	Cash to Seller			Subtype:	See Agent
Cap Rate:				Zoning:	C1, NI, DC

3 separate properties that were part of the Bales Motor Company being sold as one unit: 706 Spring Street has approx. .8380 acre site with an approx. 5,546 sf building; NW corner of Wall St and 7th Street vacant lot is approx. .2037 acre; 104 E 7th Street has approx. 1.1866 acre site with a former sales, office and maintenance building with approx. 16,306 1st floor sf + additional approx. 7,400 sf 2nd floor area.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30210060

Former Red Cross Headquarters - 1805 E 8th St Jeffersonville, IN 47130

Price:	\$555,000	Size:	9,400 SF	Type:	Office For Sale
Unit Price:	\$59.04 PSF	Modified:	2/22/2018	Subtype:	Institutional, Mixed Use
Sale Terms:	Cash to Seller			Zoning:	C1 - R2
Cap Rate:					

Former Jeffersonville Red Cross headquarters buildings. 1805 building has approx. .69 acre with a 4,400 sf building - built approx. 1987. 1811 building has approx. .777 acres with a 5,000 sf building - built approx. 2003

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 2003608

21.043 acre Development Acres with Access to Ohio River (Pending/Contingent) - 385 Emory Crossing Road Clarksville, IN 47129

Price:	\$700,000	Land Size:	21.04 Acres	Status:	Pending/Contingent
Unit Price:	\$33,269 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Uses:	Industrial, Residential (Single Family)
Tax ID:	24000020010	Modified:	1/31/2018	Zoning:	I-1

Historical property with frontage on the Ohio River; approx. 15 acres has been filled to a level that is above the flood zone. Property is also located across the street from the Greenway trail and has potential for future development. Zoning of small tract on the river is residential and not I-1.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 2131712

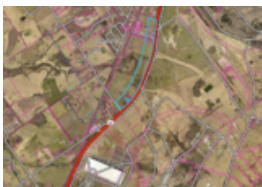
Harris Office Building Space for Lease - 3008 Middle Road Jeffersonville, IN 47130

Lease Rate:	\$950 - 1,150 (Monthly)	Available Space:	1,000 - 4,200 SF	Type:	Office For Lease
Lease Type:	Absolute Gross	Space Type:	Relet	Subtype:	Office Building
Office Class:	Class C	Modified:	9/4/2018	Zoning:	B1

Harris office building near the intersection of Middle Road and Allison Lane. From 1000s/f to 1200 s/f available: 1st level at \$1,150 ("as is"); price includes all utilities. Two 1,000- sf lower level suites have a reception area, 3 or 4 offices and a conference room. Restrooms are at the end of the hallway (these 2 spaces can also be combined and include all utilities).

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 28730839

25.31 Acres across from Amazon & River Ridge (Pending/Contingent) - Highway 62 Charlestown, IN 47111

Price:	\$2,151,350 - 3,825,000	Land Size:	25.31 - 45 Acres	Status:	Pending/Contingent
Sale Terms:	Cash to Seller	Land Splits:	No	Type:	Vacant Land For Sale
Tax ID:	104205300001000039	Adjacent Parcel:	No	Uses:	Office, Retail
		Modified:	1/4/2016	Zoning:	B2

25.31 approximate acres with approx. .7 mile of road frontage on Hwy 62 and fronting the new Stacy Springs Subdivision development; this site also has an additional 24.95 acre site for a big box development at corner of Stacy Road and Hwy 62 that can be purchased for an additional amount (see broker for details); This site is part of a larger development that includes single-family homes in the rear and is located at intersection of Hwy 62 and Stacy Road and across from River Ridge Development and the new Amazon distribution facility (see broker about a entrance to this site with traffic light across from where the proposed "River ...

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30047898

Scottsburg: 2,640 sf Office Space for Lease - 796 White ST Scottsburg, IN 47170

Lease Rate:	\$12.50 PSF (Annual)	Available Space:	2,640 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Gross Bldg Area:	10,200 SF	Also:	Shopping Center
Office Class:	Class B	Space Type:	Relet	Subtype:	Flex Space, Mixed Use
		Modified:	9/4/2018	Zoning:	B-2

2,640 sf that can be divided into 2 spaces of 1,320 each; very well maintained strip center; space is ready to lease; landlord will consider tenant improvements depending on tenants qualifications and lease term; located at NE corner of Hwy 31 and White Street.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30119011

2+/- acres Scottsburg Multi-family site - 1386 N Gardner St Scottsburg, IN 47170

Price:	\$55,000	Land Size:	2 Acres	Type:	Vacant Land For Sale
Unit Price:	\$27,500 Per Acre	Land Splits:	No	Uses:	Multi-Family, Self Storage
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	MULTI-FAMILY
Tax ID:	720518130002000008	Modified:	1/29/2018		

Bank REO. * 2 acre possible apartment or other use site. * Adjacent to and with ingress/egress off of the Woods of Scottsburg Apartment Community. * Located off of Hwy 31/N Gardner Street (no frontage on Hwy 31/N Gardner St).

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30271510

1,000 sf Office + Warehouse Jeffersonville - 400 E 10th St, Unit: A Jeffersonville, IN 47130

Lease Rate:	\$900 (Monthly)	Available Space:	1,000 SF	Type:	Industrial For Lease
Lease Type:	Modified Gross	Space Type:	Relet	Subtype:	Warehouse/Distribution
		Modified:	9/4/2018	Zoning:	10TH TRADITIONAL MARKEPLACE OVERLAY

Approximately 1,000 sf total with approx. 200 sf office + 800 sf warehouse w/ overhead door; shared restroom on 2nd floor; \$1,000 monthly + utilities; separate parking on the east side of building for approx. 7 vehicles; located on busy 4-lane E 10th St close to I-65.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30118925

3.349 Development Site Floyds Knobs - Lafollette Station Road Floyds Knobs, IN 47119

Price:	\$185,000	Land Size:	3.35 Acres	Type:	Vacant Land For Sale
Unit Price:	\$55,240 Per Acre	Land Splits:	No	Uses:	Office, Retail
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	GENERAL COMMERCIAL
Tax ID:	220403000230000006	Modified:	1/29/2018		

Highly visible site from Highway 150; located 2 doors from Walgreens and McDonald's; site has large amount in flood zone areas (see attachment), however there is a good building site with the remainder available to be used for parking or other uses.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30170039

5,005 sf Retail Building: Downtown Jeffersonville (Sale or Lease) - 417 SPRING STREET Jeffersonville, IN 47130

Price:	\$540,000	Size:	5,005 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$107.89 PSF	Gross Bldg Area:	5,005 SF	Subtype:	Street Retail
Sale Terms:	Cash to Seller	Modified:	6/11/2018	Zoning:	DC - DOWNTOWN COMMERCIAL (IN OVERLAY ZONE)
Cap Rate:					

Well located building on Spring Street (and one block south of Court Avenue) in rapidly growing downtown Jeffersonville; owner will also consider leasing at \$12.50 sf NNN to a qualified tenant; building has access to alley in the rear for deliveries; building is also clear span throughout and has 2 restrooms that are located at the rear.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30241775

5 Bay Garage in New Albany (Pending/Contingent) - 701 Vincennes St New Albany, IN 47150

Price:	\$125,000	Size:	2,970 SF	Status:	Pending/Contingent
Unit Price:	\$42.09 PSF	Modified:	5/16/2018	Type:	Retail-Commercial For Sale
Sale Terms:	Cash to Seller			Subtype:	Vehicle Related
Cap Rate:				Zoning:	R-4

5 Bay garage currently occupied by Ray's Exhaust & Radiator; 2 bays are 12' high and 3 bays are 10' high; some bays have lifts; also 1 of the bays has a pit; small reception/office area at the center of the building with 2 restrooms.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30268453

5,200 sf Building on Corner Lot in Jeffersonville For Lease - 2920 Middle Rd Jeffersonville, IN 47130

Lease Rate:	\$1,700 - 2,100 (Monthly)	Available Space:	5,200 SF	Type:	Retail-Commercial For Lease
Lease Type:	Modified Gross, NNN	Space Type:	Relet	Subtype:	Free-Standing Building
		Modified:	9/4/2018	Zoning:	C-2

\$1,700 monthly NNN or \$2,100 plus utilities (taxes and insurance paid by the owner); building is also for sale at \$350,000; approximately 2,600 on first floor and 2,600 in the finished lower level.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30283037

Former Bank/Multi-Use Building w/ 10,742 sf on 1.37 acres - 3801 Charlestown Rd New Albany, IN 47150

Price:	\$1,600,000	Size:	10,742 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$148.95 PSF	Modified:	5/29/2018	Subtype:	Free-Standing Building
Sale Terms:	Cash to Seller			Zoning:	R-3
Cap Rate:					

Former bank branch in excellent/high profile location near I-265/Charlestown Road exit; approx. 10,742 sf on 1.37 acres that has the potential for multiple types of uses/users; multi-level building could support multiple tenants as it has in the past; building can also be leased at \$12 sf NNN.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30283120

Former Bank/Multi-Use Building w/ 10,742 sf on 1.37 acres - 3801 Charlestown Rd New Albany, IN 47150

Lease Rate:	\$12 PSF (Annual)	Available Space:	10,742 SF	Type:	Retail-Commercial For Lease
Lease Type:	NNN	Space Type:	Relet	Subtype:	Free-Standing Building
		Modified:	9/4/2018	Zoning:	R-3

Former bank branch in excellent/high profile location near I-265/Charlestown Road exit; approx. 10,742 sf on 1.37 acres that has the potential for multiple types of uses/users; multi-level building could support multiple tenants as it has in the past; building can also be purchased for \$1,600,000.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 29729547

7.9761 acre I -1 Zoned Site just off Highway 62, Jeffersonville (Pending) - 4016 UTICA SELLERSBURG RD Jeffersonville, IN 47130

Price:	\$800,000	Land Size:	7.98 Acres	Status:	Pending
Unit Price:	\$100,250 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Also:	Retail-Commercial
Tax ID:	1042036001080000391042036001080000396/23/2018			Uses:	Industrial
				Zoning:	B2

7.9761 acres zoned I-1 located approx. 1 block from intersection of Highway 62 and Utica Sellersburg Road; good multi-use site located near River Ridge, I-265 and new east end bridge.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30286143

65 Acres Near Downtown Charlestown, Indiana (Pending) - Main Street Charlestown, IN 47111

Price:	\$600,000	Land Size:	65 Acres	Status:	Pending
Unit Price:	\$9,230 Per Acre	Land Splits:	No	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Uses:	Multi-Family, Residential (Single Family)
Tax ID:	101811600088000004	Modified:	6/11/2018	Zoning:	AGRICULTURAL

65 acres near downtown Charlestown with possible accesses to Pleasant Ridge subdivision, Jennings Street and/or Spring Street (see broker); excellent site for single-family home development or other possible uses.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30289449

5,452 sf Commerical Use Building on Preston Highway - 4313 Preston Hwy Louisville, KY 40213

Price:	\$550,000	Size:	5,452 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$100.88 PSF	Modified:	6/14/2018	Subtype:	Free-Standing Building, Mixed Use
Sale Terms:	Cash to Seller			Zoning:	C-2 - Commercial District
Cap Rate:					

5,452 sf approx. building on .54410 acre; currently leased to Cash America until 09/18; located on busy 4 lane highway and very near to Louisville International Airport, I-65 and I-264.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30293413

5.4178 acres Zoned C-2 in Jeffersonville - Woodland Court Jeffersonville, IN 47130

Price:	\$250,000	Land Size:	5.42 Acres	Type:	Vacant Land For Sale
Unit Price:	\$46,125 Per Acre	Land Splits:	No	Uses:	Retail
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	10-21-01-001-055.000-010 & 10-19-01-000-586.000-010
Tax ID:	102101001055000010	Modified:	6/24/2018		

5.4178 acre vacant tract (shown as 2 tracts in local egis/assessor's system); one tract has 4.615 acres and the other has .8028 acre with a small paved parking lot on it used by medical buildings located at 1802-1804 E 10th Street. Same owner has a 6,000 sf building on .6669 acre across the street for sale for \$270,000, as well as an additional 1.83 acre lot just past that building for sale for \$30,000 (see broker for additional information).

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30293415

1.83 acre vacant site in Jeffersonville - Woodland Court Jeffersonville, IN 47130

Price:	\$30,000	Land Size:	1.83 Acres	Type:	Vacant Land For Sale
Unit Price:	\$16,393 Per Acre	Land Splits:	No	Uses:	Residential (Single Family)
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	C-1 PARTIAL
Tax ID:	102101101058000010	Modified:	6/24/2018		

1.83 acres in a "U-shaped" configuration; partially zoned C-2 and one property from 2101 Woodland Ct which is owned by the same owner and has a 6,000 sf building on .6669 for sale for \$270,000 and which is across the street from another property owned by the same owner which has 5.4178 acres for sale for \$250,000 (see broker for additional information).

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



6,000 sf Multi-purpose Building on .6669 ac in Jeffersonville - 2101 Woodland Ct Jeffersonville, IN 47130

Lease Rate: **\$6 PSF (Annual)**
Lease Type: **NNN**

Available Space: **6,000 SF**
Space Type: **Relet**
Modified: **9/4/2018**

Type: **Retail-Commercial For Lease**
Subtype: **Free-Standing Building**
Zoning: **C-1**

LISTING ID: 30295037

Attractive and useful building located just off of E 10th Street. Several large interior rooms that could be opened up for access to all 6,000 square feet. Large number of parking spaces in front and in fenced in area in the back. The building is currently used by private individual, but was previously used as a dance studio. Property is also for sale for \$270,000.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



Strip Center for sale (Pending) - 1130 EASTERN BOULEVARD Clarksville, IN 47129

Price: **\$280,000**
Unit Price: **\$74.67 PSF**
Sale Terms: **Cash to Seller**
Cap Rate:

Size: **3,750 SF**
Gross Bldg Area: **3,750 SF**
Modified: **8/21/2018**

Status: **Pending**
Type: **Shopping Center For Sale**
Also: **Retail-Commercial**
Subtype: **Strip Center**
Zoning: **COMMERCIAL**

LISTING ID: 30187490

3,750 s/f retail strip center for sale. 3 tenant center with two current vacancies; located on a busy 4-lane highway in Clarksville, Indiana with easy access to I-65 and Lewis and Clark Pkwy.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



Clarksville's Future Mainstreet / 1.8 & .74 acre sites - Woerner Avenue Clarksville, IN 47129

Price: **See Agent**
Sale Terms: **Cash to Seller**
Tax ID: **14000730500**

Land Size: **0.74 - 1.80 Acres**
Land Splits: **No**
Adjacent Parcel: **No**
Modified: **8/15/2018**

Type: **Vacant Land For Sale**
Uses: **Multi-Family, Office**
Zoning: **SEE LISTING BROKER**

LISTING ID: 30258716

"Clarksville's Future Main Street"; Tremendous opportunity to develop multi-use sites along a future development corridor that will feature multi-story: retail, office, hotels, restaurants and multi-family use buildings; sites are located directly in front of the Colgate clock and south to the flood wall with easy access to I-65 on and off ramps; these sites are currently "unpriced" and available for offers from serious investor/developers; many of the sites will also offer the opportunities to create direct views of the downtown Louisville skyline; see listing broker for exact sizes and additional information.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



Former Daycare & Doctor's Office For Lease - 2113 Allison Lane Jeffersonville, IN 47130

Lease Rate: **\$1,500 (Monthly)**
Lease Type: **Modified Gross**
Office Class: **Class C**

Available Space: **1,360 SF**
Space Type: **Relet**
Modified: **9/4/2018**

Type: **Office For Lease**
Subtype: **Medical, Office Building**
Zoning: **R-1 WITH VARIANCE**

LISTING ID: 30289881

Former daycare and medical office. 1360 s/f plus a rear parking lot with approx. 12 spaces. \$1,500 monthly + utilities; also for sale @ \$150,000.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



Former Daycare & Doctor's Office For Sale - 2113 Allison Lane Jeffersonville, IN 47130

Price: **\$150,000**
Unit Price: **\$110.29 PSF**
Sale Terms: **Cash to Seller**
Cap Rate:

Size: **1,360 SF**
Land Size: **12,450 SF**
Modified: **8/15/2018**

Type: **Office For Sale**
Subtype: **Office Building**
Zoning: **R-1 WITH VARIANCE**

LISTING ID: 30289886

Former daycare and medical office. 1360 s/f plus a rear parking lot with approx. 12 spaces; also for lease @ \$1,500 monthly + utilities.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30293412

6,000 sf Multi-purpose Building on .6669 ac in Jeffersonville - 2101 Woodland Ct Jeffersonville, IN 47130

Price:	\$270,000	Size:	6,000 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$45 PSF	Land Size:	0.67 Acres	Subtype:	Free-Standing Building
Sale Terms:	Cash to Seller	Modified:	6/29/2018	Zoning:	C-1
Cap Rate:					

Attractive and useful building located just off of E 10th Street. Several large interior rooms that could be opened up for access to all 6,000 square feet. Large number of parking spaces in front and in fenced in area in the back. The building is currently used by private individual, but was previously used as a dance studio. Owner will also consider leasing to a qualified tenant for \$6.00 per s/f NNN.

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com



LISTING ID: 30297308

20,000+ sf Office Building w/ Full Basketball Gym For Lease - 230 E Montgomery Ave Clarksville, IN 47129

Lease Rate:	\$5 PSF (Annual)	Available Space:	6,000 - 19,000 SF	Type:	Office For Lease
Lease Type:	Modified Gross	Max. Contiguous:	19,000 SF	Subtype:	Flex Space, Mixed Use
		Gross Bldg Area:	209,997 SF	Zoning:	B-1
		Space Type:	Relet		
		Modified:	9/4/2018		

Former Ohio Falls Office Complex: 2.5 story multi-office building; beautifully maintained gymnasium. Formerly used as a school, then as Town of Clarksville government offices: approx. 19,000+ sf of leasable office space on 3 floors (does not include gym which is leased separately). Directions to Property: across from the Clarksville Little Theatre on the south side of E Montgomery Ave and at SW corner of State and E Montgomery

Jim Baker Baker Commercial Real Estate

502-523-6444 jim@bakercr.com