

Retail Center for Sale

809 E Vistula Street

Bristol, Indiana 46507



3 Building Parcel - Super Market, Laundromat and Storage Building



Snapshot

Building Size: 12,994

Land: 1.9 Acres

Zoning: B-2

Year Built: 1967; Remodeled 2004

Parking: Paved for 40+ cars

Utilities: Municipal water & sewer

List Price: \$475,000

Property Details

Well-maintained, three building complex with adaptable floor plans and building features for many commercial and industrial-type uses. The buildings are currently being used as a laundromat, storage building and a grocery store and could continue in that use or be redeveloped. Property is zoned B-2 so many different uses are available. TIF district benefits available.

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	945	4,881	17,735
NUMBER OF HOUSEHOLDS	356	1,840	6,528
AVERAGE HOUSEHOLD INCOME	\$68,933	\$82,039	\$103,221

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Property Photos



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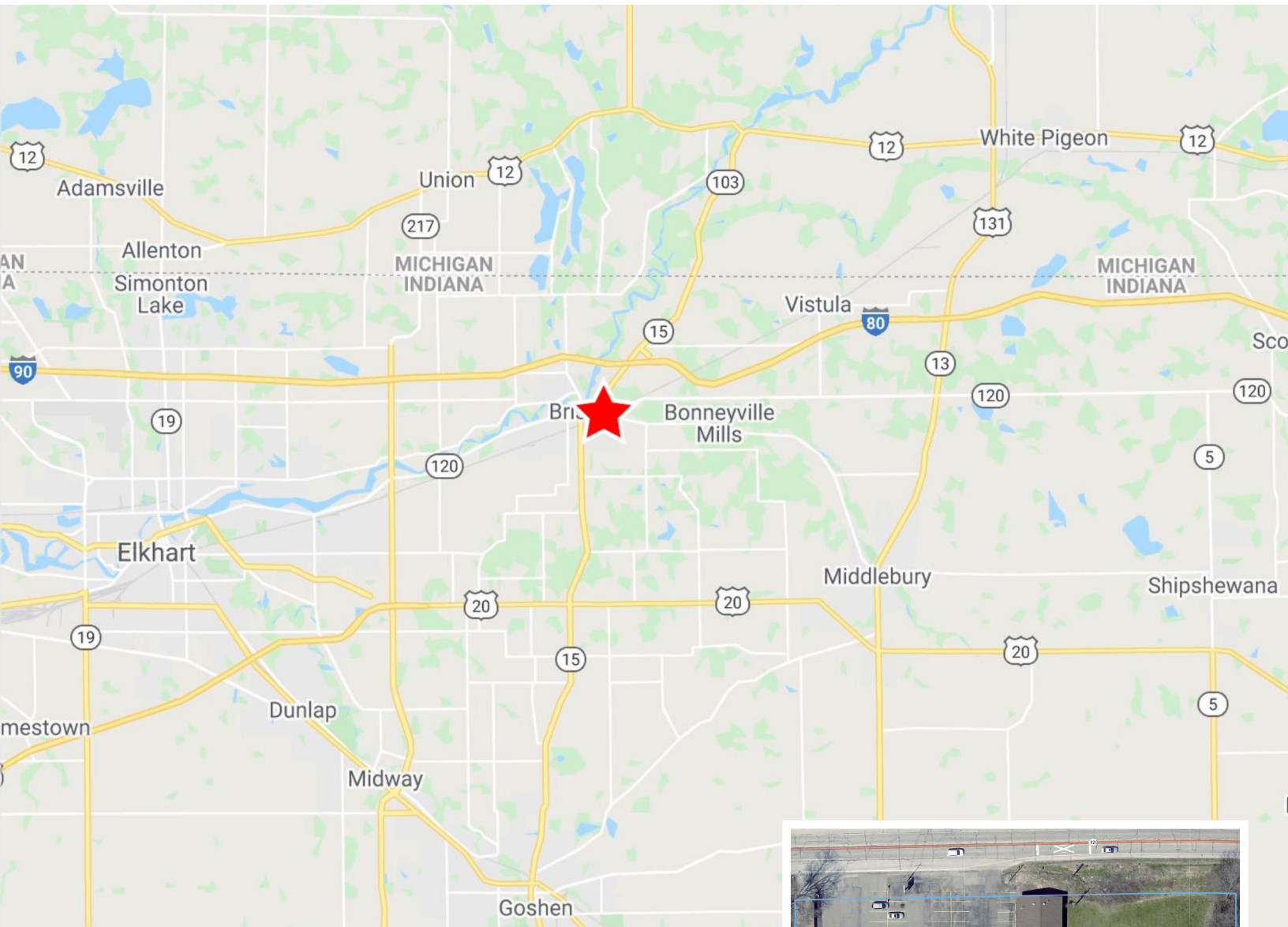
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TIF District Benefits Available



Location

The property is uniquely positioned with 430' of frontage on a well used corridor in what could be considered the downtown area of Bristol. There is a large RV manufacturing and industrial warehousing component in Bristol, in part due to its location within minutes of the I 80 90 Toll Road.



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