



# Southern Indiana Realty Company

925 Main Street, Ferdinand IN 47532

(812) 367-2226



**Listing Agent: Paul**  
**Agent Phone : 812-661-9003**  
**Showing Info: By Appointment**

|                        |                             |                             |                       |                  |                          |                   |
|------------------------|-----------------------------|-----------------------------|-----------------------|------------------|--------------------------|-------------------|
| 8576                   | 632 Main Street, Tell City  |                             |                       |                  |                          | <b>\$ 625,000</b> |
| <b>Total Sq. Ft.</b>   | <b>Property Address</b>     |                             | <b>Rooms</b>          | <b>Bedrooms</b>  | <b>Baths</b>             | <b>Price</b>      |
| <b>Square Feet</b>     | 6668                        | 1908                        |                       |                  | Lot 9 Block 62 Tell City |                   |
|                        | <b>1<sup>st</sup> Level</b> | <b>2<sup>nd</sup> Level</b> | <b>Basement</b>       |                  |                          |                   |
|                        |                             |                             | <b>ROOMS</b>          | <b>Room Size</b> | <b>Level</b>             | <b>Flr. Cov.</b>  |
| <b>Type Property</b>   | Fitness Club                |                             | <b>Living Room</b>    |                  |                          |                   |
| <b>Construction</b>    | Frame & Masonry             |                             | <b>Dining Room</b>    |                  |                          |                   |
| <b>Lot Size</b>        | 58 X 140                    |                             | <b>Kitchen</b>        |                  |                          |                   |
| <b>Taxes for</b>       |                             |                             | <b>Family Room</b>    |                  |                          |                   |
| <b>Age-Condition</b>   | 1977-Good                   |                             | <b>Master Bath</b>    |                  |                          |                   |
| <b>Woodwork</b>        |                             |                             | <b>Master Bedroom</b> |                  |                          |                   |
| <b>Possession</b>      | 30 days after close         |                             | <b>Bedroom</b>        |                  |                          |                   |
| <b>Sewage</b>          | City                        |                             | <b>Bedroom</b>        |                  |                          |                   |
| <b>Type-Walls</b>      | Drywall & Panel             |                             | <b>Bedroom</b>        |                  |                          |                   |
| <b>Type-Roof</b>       |                             |                             | <b>Den</b>            |                  |                          |                   |
| <b>Type-Heating</b>    | Gas                         |                             | <b>Bath</b>           |                  |                          |                   |
| <b>Avg. Util. Cost</b> |                             |                             | <b>Garage/Carport</b> |                  |                          |                   |
| <b>Fireplace</b>       |                             |                             | <b>Basement</b>       |                  |                          |                   |
| <b>Schools</b>         | Tell City                   |                             |                       |                  |                          |                   |
| <b>Deck/Porch</b>      |                             |                             | <b>Outbuildings</b>   |                  |                          |                   |

Paved Street

Vacant-Occupied

Air Conditioner

Gas

Storm Doors

Cable T.V.

Dishwasher

Water

Thermo/Storm Windows

T.V. Antenna

Disposal

Well

Screens

Fenced Yard

**Remarks: New Directions Fitness Club**

Main area with state of the art fitness equipment & televisions-family fitness facility  
 Includes modern, state of the art building, equipment & business