

**For Sale 4240 South Old US 41 Sullivan,
Indiana**
4240 South Old US 41
Sullivan, IN 47882

\$230,000
14.500± Acres
Sullivan County



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MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

**For Sale 4240 South Old US 41 Sullivan, Indiana
Sullivan, IN / Sullivan County**

SUMMARY

Address

4240 South Old US 41

City, State Zip

Sullivan, IN 47882

County

Sullivan County

Type

Lakefront, Commercial

Latitude / Longitude

39.0225725 / -87.398257

Taxes (Annually)

2234

Acreage

14.500

Price

\$230,000

Property Website

<https://indianalandandlifestyle.com/property/for-sale-4240-south-old-us-41-sullivan-indiana-sullivan-indiana/19465/>



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Sullivan, IN / Sullivan County**

PROPERTY DESCRIPTION

4240 South Old US 41 is a 14.5 acre commercial property located in Sullivan County just west of Paxton, Indiana. This property is currently being used as a small rental community. With 9 rental units this property has the ability to turn a nice profit. The 9 structures consists of 5 homes and 4 mobile homes. A garage is also part of the property and is used as a work shop and storage for building materials, tools, and lawn equipment. These units are all connected to city water and septic. The structures sit on the east side of the property and only use about 2.5 acres. The remaining 12 acres are mostly wooded, with just over 3 acres making up a pond. With this much additional ground, increased development is possible. Several nice building sites are available for residential development as well. The parcel sits between both US 41 and Old US 41 with great road frontage on both roadways. Being zoned for commercial use, this property could be converted to any number of other commercial businesses. For more information on this property, please contact Jeff Michalic at [812-230-4503](tel:812-230-4503) or email him a Jeffm@mossyoakproperties.com



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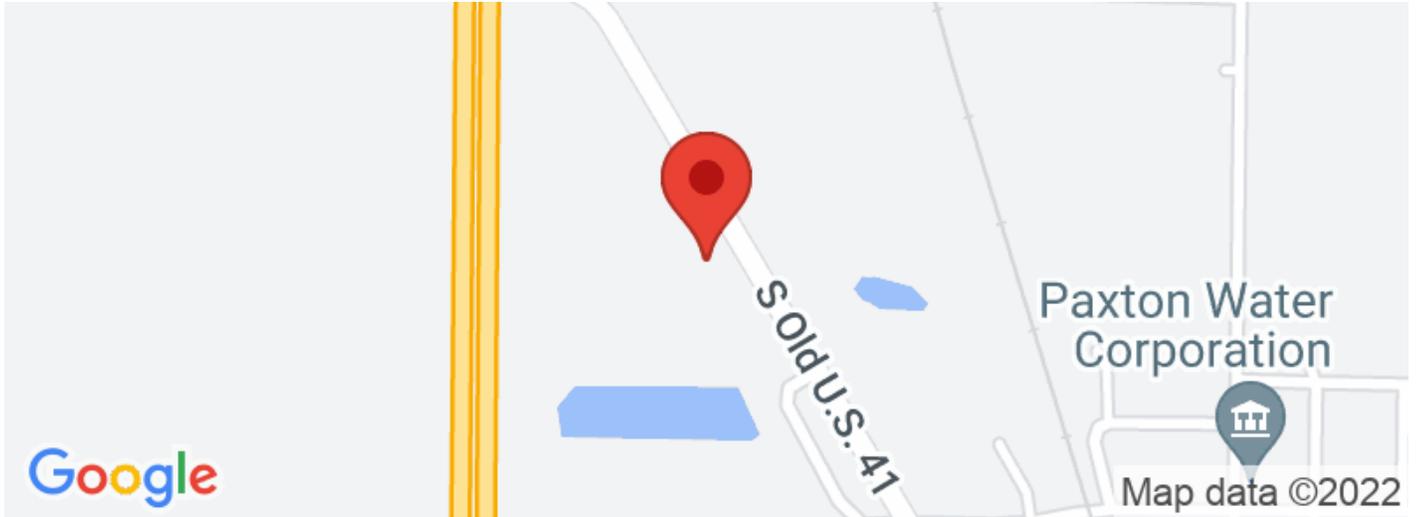


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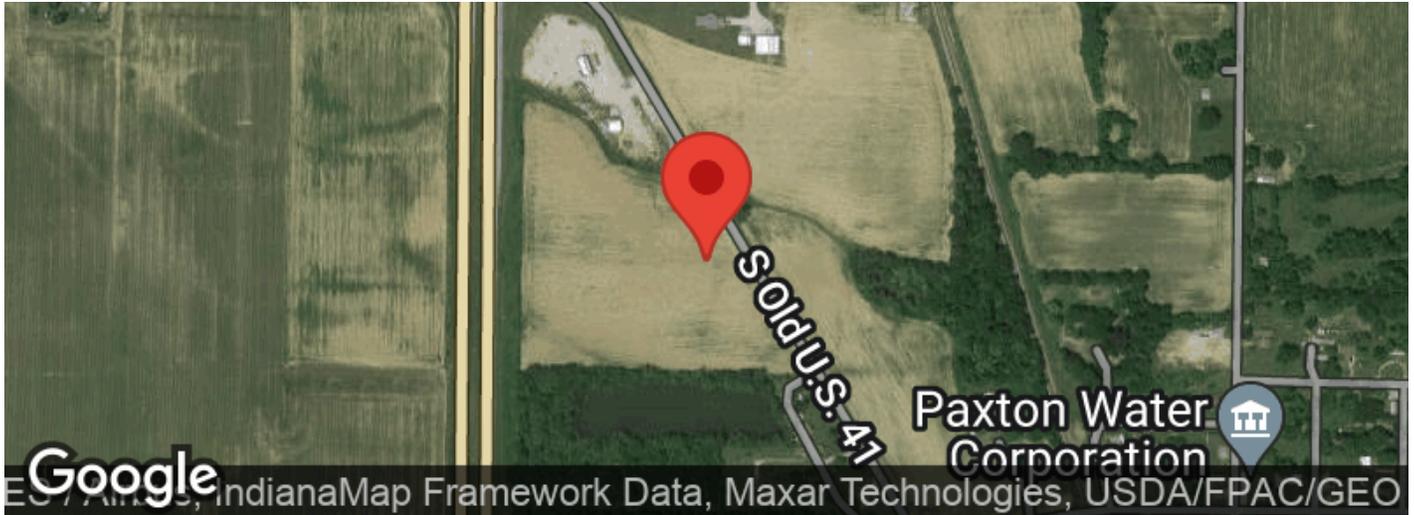
For Sale 4240 South Old US 41 Sullivan, Indiana
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Locator Maps



For Sale 4240 South Old US 41 Sullivan, Indiana
Sullivan, IN / Sullivan County

Aerial Maps



**For Sale 4240 South Old US 41 Sullivan, Indiana
Sullivan, IN / Sullivan County**

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

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